



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 12, 2015**

6:00 p.m. – Work Session (City Council 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.

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

A. Welcome & Roll Call

B. Open Communications

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. Presentations and Reports

D. Consent Items

1. Consideration of meeting minutes from:
April 14, 2015 Work Session
April 14, 2015 Planning Commission

E. Action Items

1. a. Public hearing to receive and consider public comment on a proposed Rezone request from A-1 to R-2, R-3 or R-4 for a parcel of land located at 4829 S.1700 W.
- b. Consideration of a proposed Rezone request from A-1 to R-2, R-3 or R-4 for a parcel of land located at 4829 S.1700 W.
Petitioner: Cole Eskelson and Jason Bickley

F. Discretionary Items

G. Adjournment

- The public is invited to attend all Planning Commission meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
May 12, 2015**

AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes from:
April 14, 2015 Work Session
April 14, 2015 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[April 14, 2015 Work Session](#)

[April 14, 2015 Planning Commission](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **April 14, 2015** at 6:05 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present:

Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

Member Excused: Blair Jones, Chairman

Member Absent: Lori Fleming, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Vice Chairman Hilton welcomed the Planning Commission members to the work session stating for the record that all were in attendance except for Chairman Jones who is excused and Commissioner Fleming who is expected shortly.

Vice Chairman Hilton asked for any changes or corrections to the previous meeting minutes and none were noted.

Community Development Director Michael Eggett said the training document *Utah Guiding Principles for Quality Growth* describes the role of a commission set up by Utah's Governor to balance natural resource preservation with commercial and residential growth interests. He said the Planning Commission has a similar role tasked with protecting Riverdale's natural resources while respecting individual property owner rights and giving them autonomy to make decisions about the development of their properties in a free market system as the community evolves. Mr. Eggett said it is important for the Planning Commission to consider these same factors as well as housing for all income levels and he noted online resources available to help them make smart planning decisions. He said the Governor's Office of Economic Development (GOED) helps recruit businesses to Utah with a focus on economic development through job growth.

Vice Chairman Hilton said the first action item on the agenda is a public hearing to consider a favorable recommendation of a final site plan proposal, subdivision request, and CUP for The Crossing at Mitchell Farms located at address 785 W. 4450 S. Mr. Eggett said the petitioner Forest Creek Construction, LLC will have representatives

present to answer any questions. He reviewed staff reports and said utility lines are missing from the final site plan and a few other minor corrections like a lot number correction, and square footage discrepancy also need to be fixed, but nothing substantial that would prevent the proposal from receiving a favorable recommendation during tonight's public meeting. Mr. Eggett said he communicated Commissioner Eskelsen's concern that fire trucks won't be able to access the rear of these patio homes if fences are put in to Riverdale Fire Chief Roger Bodily who said as long as firefighters can get a hose around the back, vehicle access isn't necessary. Mr. Eggett explained the on-site retention pond system and said it is designed not to overflow water onto city streets except in a 100 year storm event. Vice Chairman Hilton asked if the proposals have all been reviewed by legal counsel and Mr. Eggett said at this point only the Covenants, Conditions and Restrictions (CC&Rs) have been reviewed by City Attorney Steve Brooks. Mr. Eggett said prior to tonight's public hearing he has not received any comments in support of or opposition to this proposed PRUD. No additional questions or comments were noted.

Vice Chairman Hilton said the second action item is a public hearing to consider amending RCC 10-27 updating Riverdale's Flood Damage Prevention ordinance between Riverdale City and the Federal Emergency Management Agency (FEMA). Mr. Eggett said these amendments are required so that home and business owners with property located within the floodplain in Riverdale will be able to continue qualifying for flood insurance. He said the most substantial amendments are to the violators language in RCC 10-27 and Vice Chairman Hilton noted that the penalties are recommended by federal guidance. No additional questions or comments were noted.

Vice Chairman Hilton asked for any discretionary items and none were noted.

There being no further business, the Planning Commission adjourned at 6:24 p.m.

Approved: April 28, 2015

Attest:

Steve Hilton, Vice Chairman

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 14, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

Member Excused: Blair Jones, Chairman

Member Absent: Lori Fleming, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and four members of the public Ashley Andersen, Lorri Thurgood, Hugh Parke and Ron Oleson.

A. Welcome & Roll Call

Vice Chairman Hilton welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Chairman Jones who is excused and Commissioners Fleming who is absent.

B. Open Communications

Vice Chairman Hilton asked for any open communications and Ron Oleson said he lives on the South side of the West Bench of Riverdale and would like to address West Bench development because there is only one entrance into and out of his community. Mr. Oleson said he would like city officials to consider opening Ritter Drive to traffic turning off of Freeway Park Drive and he said he daily observes drivers making illegal turns in violation of the turning restriction. Vice Chairman Hilton thanked Mr. Oleson for his concern and said it will be communicated to the City Council through staff because they are the body that has authority over traffic restrictions on Ritter Drive.

C. Presentations and Reports

Community Development Director Michael Eggett gave a brief update on the Community Development Report noting the grand opening of Golden Spike Harley-Davidson April 10 and 11, 2015. He said a home décor retailer out of Texas called At Home will move into the old Macy's building by the summer of 2015. Mr. Eggett said Lesley's RV Storage located at the corner of 4400 S. and 700 W. is now a Ken Garff vehicle storage lot; he said the use hasn't changed just the type of vehicles being stored in the lot. Vice Chairman Hilton asked for any questions and none were noted.

D. Consent Items

- 1. Consideration of meeting minutes from:
March 24, 2015 Work Session
March 24, 2015 Planning Commission**

Vice Chairman Hilton asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Roubinet moved to approve the consent items. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. a. **Public hearing to receive and consider public comment on a proposed conditional use permit for a Planned Residential Unit Development at The Crossing at Mitchell Farms at address 785 W. 4450 S.**
- b. **Consideration of a recommendation for final approval of a subdivision request The Crossing at Mitchell Farms at address 785 W. 4450 S.**
- c. **Consideration of recommendation for approval of a proposed conditional use permit for a Planned Residential Unit Development at The Crossing at Mitchell Farms at address 785 W. 4450 S.**

Mr. Eggett said tonight's public hearing was properly noticed in accordance with state law and Vice Chairman Hilton opened the public hearing where no public comment was received.

Motion: Commissioner Gailey moved to close the public hearing. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said representatives from Forest Creek Construction Hugh Park and Lorri Thurgood are present tonight and he reviewed the updates to the final site plan for The Crossing at Mitchell Farms address 785 W. 4450 S. He said no utility lines are noted on the final plan although they are referenced in the legend on the plan. Mr. Park said he has been working with Questar Gas and Rocky Mountain Power but these utility companies won't stipulate where the lines can be drawn until the final plat is approved by Planning Commission and City Council.

Mr. Eggett said Commissioner Eskelsen's concern that there won't be enough clearance between the homes for emergency vehicles to access the rear in the event of a fire if fences are erected was communicated to Riverdale Fire Chief Roger Bodily. According to Mr. Eggett, Chief Bodily said his crews can drag hoses and use hand tools to fight fires behind the proposed homes and there is no need for truck access in a fire. He said Chief Bodily doesn't see any safety concerns for firefighters with fences being erected between the properties. Commissioner Gailey said he is impressed with staff's presentation and the breadth of information provided to the Planning Commission and public in the meeting packet so there aren't a lot of unresolved problems to discuss by the time a proposal is under final review. Commissioner Gailey said he feels confident in approving this final subdivision request and Ms. Thurgood credited Mr.

Eggett's attention to detail and ability to balance the City's code compliance requirements with the property developer's interests. Commissioner Gailey asked what other developments Forest Creek Construction has completed so that he can get a feel for how the Mitchell Farms PRUD will look and Ms. Thurgood said South Pointe Condominiums in South Ogden and several developments in Davis County, including one adjacent to a golf course.

Mr. Eggett said the applicant has met all of the city's code requirements and staff has provided information supporting a favorable approval of this planned residential unit development.

Motion: Commissioner Hansen moved to forward a favorable recommendation to the City Council for final approval of a subdivision request for The Crossing at Mitchell Farms at address 785 W. 4450 S. Seconded by Commissioner Gailey.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Vice Chairman Hilton said the second action item is consideration of a recommendation for final approval of a subdivision request for The Crossing at Mitchell Farms at address 785 W. 4450 S.

Mr. Eggett said the proposed PRUD complies with all Title 10 requirements including signage regulations and now that the public hearing and notice have been satisfied the Planning Commission can consider a Conditional Use Permit overlay request. According to Mr. Eggett, this development is ideal for senior housing in close proximity to the Riverdale's Senior Center and will be a good transition between the residential and commercial zones.

Motion: Commissioner Hansen moved to forward a favorable recommendation to the City Council for approval of a proposed conditional use permit for a Planned Residential Unit Development at The Crossing at Mitchell Farms at address 785 W. 4450 S. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Public hearing to receive and consider public comment on proposed Ordinance 865 a flood plain ordinance with FEMA 10-27

Mr. Eggett said tonight's public hearing was properly noticed in accordance with state law and Vice Chairman Hilton opened the public hearing where no public comment was received.

Motion: Commissioner Eskelsen moved to close the public hearing. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said he has worked closely with Utah Floodplain Manager John Crofts to amend Riverdale City Code (RCC) 10-27 Flood Damage Prevention to protect the interests of property owners that live in or own commercial businesses located in Riverdale's floodplain. He said the Federal Emergency Management Agency (FEMA) has reviewed the proposed changes and recommends approval and if the Planning Commission doesn't have any changes he would be in support of a favorable recommendation to the Council for their consideration at their April 21, 2015 meeting. Commissioner Roubinet asked when RCC 10-27 was last updated and Mr. Eggett said August 2008. Commissioner Gailey asked how extensive the amendments are and Mr. Eggett said almost every paragraph has been amended slightly with some significant modifications to the penalty language.

Motion: Commissioner Roubinet moved to forward a favorable recommendation to the City Council for approval of proposed Ordinance 865 amending RCC 10-27 a flood plain ordinance with FEMA. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Vice Chairman Hilton asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:49 p.m.

Approved: April 28, 2015

Attest:

Steve Hilton, Vice Chairman

Ember Herrick, City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
May 12, 2015**

AGENDA ITEM: E1

- SUBJECT:** 1. a. Public hearing to receive and consider public comment on a proposed Rezone request from A-1 to R-2, R-3 or R-4 for a parcel of land located at 4829 S.1700 W.
- b. Consideration of a proposed Rezone request from A-1 to R-2, R-3 or R-4 for a parcel of land located at 4829 S.1700 W.

PETITIONER: Cole Eskelson and Jason Bickley

INFORMATION:

[Exec Summ Rezone Request - PlanComm \[20150512\]](#)

[Notice of Public Hearing and Proof of Publication](#)

[Rezone Request Application](#)

[Affected Entities Notice Listing](#)

[Certification of Sign Placement](#)

[Letter from UDOT](#)

[Rezone Request Maps](#)

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Planning Commission
Executive Summary

For the Commission meeting on: 5-12-2015

Petitioner: Cole Eskelson & Jason Bickley

Summary of Proposed Action

Petitioners Cole Eskelson and Jason Bickley have applied for a rezone of the Cecil and Sheila Roberts Trust property located at approximately 4829 South 1700 West from the current Agricultural A-1 zone to a proposed Single-Family and Single-Family with Rental Unit Residential R-2, Multi-Family Residential R-3, or Multi-Family Residential R-4 zoning. This request is for approximately 0.52 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-9D "Multi-Family Residential Zone (R-3)", and 10-9E "Multi-Family Residential Zone (R-4)".

The petitioner's properties are currently listed in the County Records under the ownership of Cecil L. Roberts and Sheila S. Roberts Revocable Living Trust. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land that was historically connected to a neighboring residential property for many years. At this time, the property is listed for sell by the property owners.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for your review (please see attached documentation for more). The four questions, as written on the application, have been answered by the applicant on an attached response sheet.

This request for rezone is not in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential - Low Density use. Any future plans to develop the property would be required, following the subdivision/site plan processes established within the City Code, and would need to be reviewed by the Planning Commission and City Council (as outlined in City Code 10-21, 10-24, and 10-25 respectively).

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

Below are excerpts from City Codes (as listed above) that have direct application to this rezone request:

Title 10 Chapter 9 Article C:

ARTICLE C. SINGLE-FAMILY & SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

10-9C-1: PURPOSE AND INTENT:

The purpose of the R-2 zone classification is to accommodate a need for low density residential districts incorporating both single-family dwelling units and single-family dwelling units with a residential rental unit. (1985 Code § 19-18-1; amd. 2001 Code)

10-9C-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture.

Church, synagogue or similar permanent building used for regular religious worship.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Household pets.

Parking lot accessory to uses permitted in this zone.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwelling.

Temporary building and use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work. (1985 Code § 19-18-2; amd. Ord. 784, 4-19-2011)

10-9C-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in [chapter 19](#) of this title:

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Home occupation.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Public utility substation or water storage reservoir developed by a public agency.

Single rental unit created only by owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental unit shall be incidental to the primary residential use and shall meet the following minimum standards:

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure;

The rental unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

The rental unit shall have its own off street parking provided on the primary dwelling premises. Exiting units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

10-9C-4: SITE DEVELOPMENT STANDARDS:

| | | |
|------------------------|--------------------------------------|---|
| Minimum lot area: | | |
| | One-family dwelling | 8,000 square feet |
| | One-family dwelling with rental unit | 10,000 square feet |
| Minimum lot width: | | |
| | One-family dwelling | 70 feet |
| | One-family dwelling with rental unit | 80 feet |
| Minimum yard setbacks: | | |
| | Front | 25 feet except average of existing dwellings where 50 percent frontage is developed but not less than 20 feet |
| | Side: | |
| | Main building | 8 feet, with total width of 2 side yards of not less than 18 feet and 20 feet each side for other main buildings |
| | Accessory building | 8 feet, except 1 foot if located at least 6 feet in rear of main building; but not closer than 9 feet to dwelling on adjacent lot |
| | Zero side yards | In accordance with subsection 10-14-4J of this title |
| | Side; facing street on corner | 20 feet, except average where 50 percent frontage is developed, but not less than 15 feet |
| | Rear: | |
| | Main building | 25 feet |
| | Accessory building | When the accessory building is attached to the main building, in any manner whatsoever, then the minimum rear setback is 20 feet from the property line. When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building, then the rear setback for the accessory building may be no less than 1 foot from the property line. If a dwelling |

| | | |
|------------------|---------|---|
| | | has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access |
| Building height: | | |
| | Minimum | 1 story |
| | Maximum | 2 ¹ / ₂ stories or 35 feet |

Title 10 Chapter 9 Article D:

ARTICLE D. MULTI-FAMILY RESIDENTIAL ZONE (R-3)

10-9D-1: PURPOSE AND INTENT:

The purpose of the R-3 zone classification is to provide residential areas that will accommodate the development of dwelling types from single-family through multiple-family units with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. (1985 Code § 19-19-1)

10-9D-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agricultural.

Bachelor and/or bachelorette dwelling with twenty four (24) or less dwelling units.

Church, synagogue or similar permanent building used for regular religious worship.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Group dwelling with twenty four (24) or less dwelling units in accordance with chapter 24 of this title.

Household pets.

Library or museum, public or nonprofit.

Multiple-family dwelling with twenty four (24) or less dwelling units.

Parking lot accessory to uses permitted in this zone.

Planned residential unit development, in accordance with chapter 22 of this title.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwelling.

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

Two-family dwelling. (1985 Code § 19-19-2; amd. Ord. 784, 4-19-2011)

10-9D-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in chapter 19 of this title:

Bachelor and/or bachelorette dwelling with twenty five (25) or more dwelling units.

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Group dwellings with twenty five (25) or more dwelling units in accordance with chapter 24 of this title.

Home occupation.

Multiple-family dwelling with twenty five (25) or more dwelling units.

Nursing home.

Private park, playground, or recreation area, but not including privately owned commercial amusement business.

Public utility substation or water storage reservoir developed by a public agency. (1985 Code § 19-19-3)

10-9D-4: SITE DEVELOPMENT STANDARDS:

| | | |
|------------------------|--------------------------|---|
| Minimum lot area: | | |
| One-building dwelling: | | |
| | Single-family | 6,000 square feet |
| | Two-family | 7,500 square feet |
| | Multiple-family | 7,500 square feet plus 2,000 square feet for each dwelling in excess of 2 |
| | Bachelor or bachelorette | Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit |
| | Group dwelling | 7,500 square feet for each building plus 2,000 square feet for each dwelling unit in excess of 2 in each building; bachelor or bachelorette same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit |
| | Other main building | 7,500 square feet for nursing home and additional 750 square feet for each guest or patient accommodations in excess of 4 |

| | |
|--|---|
| Minimum lot width: | 60 feet |
| Minimum yard setbacks: | |
| Front | 25 feet, except average of existing dwellings where 50 percent frontage is developed, but not less than 20 feet |
| Side: | |
| Main building: | |
| One-building dwelling and group dwelling | 8 feet with total width of 2 required yards of not less than 18 feet plus 1 foot each side for each 1 foot main building is over 35 feet high |
| Other main building | 20 feet each side plus 1 foot each side for each 1 foot building is over 35 feet high |
| Accessory building | 8 feet, except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot |
| Zero side yard | In accordance with subsection 10-14-4J of this title |
| Side; facing street on corner lot | 20 feet, except average where 50 percent frontage is developed, but not less than 15 feet |
| Rear: | |
| Main building | 30 feet |
| Accessory building | 1 foot, except 8 feet where an accessory building located on a corner lot rears on side yards of adjacent lots |
| | If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access |
| Building height: | |
| Minimum | 1 story |
| Maximum | Nursing home 2 1/2 stories or 35 feet, none for other buildings |
| Lot coverage | No building or group of buildings with their accessory buildings shall cover more than 40 percent of the lot area |
| Open green space | At least 40 percent |
| Special regulations | In no case shall the ratio of total floor area in the building to the total lot area exceed one to one (1:1) |

Title 10 Chapter 9 Article E:

ARTICLE E. MULTI-FAMILY RESIDENTIAL ZONE (R-4)

10-9E-1: PURPOSE AND INTENT:

The purpose of the R-4 zone is to provide higher density residential areas with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. (1985 Code § 19-20-1)

10-9E-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture.

Bachelor and/or bachelorette dwelling with twenty four (24) or less dwelling units.

Boarding and lodging house.

Church, synagogue or similar permanent building used for regular religious worship.

College or university.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Group dwellings with twenty four (24) or less dwelling units in accordance with chapter 24 of this title.

Household pets.

Library, museum, public or nonprofit.

Multiple-family dwelling with twenty four (24) or less dwelling units.

Parking lots accessory to uses permitted in this zone.

Planned residential unit development in accordance with chapter 22 of this title.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwellings.

Temporary building for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

Two-family dwelling. (1985 Code § 19-20-2; amd. Ord. 784, 4-19-2011)

10-9E-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in chapter 19 of this title:

Bachelor and/or bachelorette dwelling with twenty five (25) or more dwelling units.

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Daycare/preschool center.

Fraternal and beneficial societies, orders and social clubs of nonprofit nature.

Fraternity or sorority house.

Group dwelling with twenty five (25) or more dwelling units in accordance with chapter 24 of this title.

Home occupation.

Hospital, sanatorium, clinic.

Multiple-family dwelling with twenty five (25) or more dwelling units.

Nursing home, nursery for children.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

Public utility substation.

Studio for professional work, teaching, performances or exhibitions of the fine arts; provided, that such performances or exhibitions are limited to the work product of the studio involved.

Wedding chapel; provided, that light refreshment only shall be served and the service or consumption of food or refreshment shall be strictly incidental to the principal use. (1985 Code § 19-20-3; amd. Ord. 802, 4-3-2012)

10-9E-4: SITE DEVELOPMENT STANDARDS:

| | |
|------------------------|---|
| Minimum lot area: | |
| One-building dwelling: | |
| Single-family | 6,000 square feet plus 1,500 square feet for each additional dwelling unit; for bachelor and bachelorette dwelling same as above plus 1,000 square feet for each occupant in excess of 4 in each unit |
| Group dwelling | 6,000 square feet for first building plus 2,000 square feet for each additional building plus 1,500 square feet for each building; for bachelor and bachelorette dwelling, same as above plus 1,000 square feet for each occupant in excess of 4 in each unit |
| Other main building | 7,500 square feet for nursing home, an additional 500 square feet for each guest or patient in excess of 4; and 20,000 square feet for hospital, fraternal, or beneficial society or wedding chapel |

| | |
|--|---|
| Minimum lot width | 60 feet |
| Minimum yard setbacks: | |
| Front | 20 feet except average of existing dwellings where 50 percent is developed but not less than 15 feet |
| Side: | |
| For any dwelling, nursery school, office, clinic, fraternity, sorority, boarding house, or lodging house | 6 feet with total of 2 side yards not less than 16 feet, plus 1 foot each side for each 1 foot any main building is over 35 feet high |
| Accessory building | 8 feet except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot |
| Zero side yard | In accordance with subsection 10-14-4J of this title |
| Side; facing street on corner lot | 15 feet except average where 50 percent frontage is developed but not less than 10 feet |
| Rear: | |
| Main building | 30 feet |
| Accessory building | 1 foot except 6 feet where an accessory building located on a corner lot rears on side yards of adjacent lots |
| | If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access |
| Building height: | |
| Minimum | 1 story |
| Maximum | None |
| Lot coverage | No building or group of buildings with their accessory building shall cover more than 50 percent of the lot area |
| Open green space | At least 30 percent of the lot area |

Special regulation

In no case shall the ratio of the total floor area in the building to the total lot area exceed 2:1

General Plan Guidance (Section Reference)

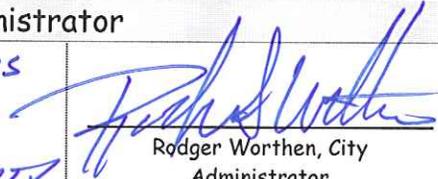
Listed as Residential-Low Density use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

R-2 or R-3 is
in my opinion
OKAY FOR THIS
PROPERTY.


Rodger Worthen, City
Administrator



April 23, 2015

Notice of Public Hearing

Riverdale Planning Commission

Tuesday, May 12, 2015

Which begins at 6:30 p.m.

Riverdale Civic Center

4600 Weber River Drive

Riverdale, Utah

Riverdale City's Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from A-1 to R-2, R-3 or R-4 for a .52 acre parcel located between 4813 S. and 4847 S. on 1700 West in Riverdale. All residents are invited and encouraged to attend.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

April 23, 2015

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, May 12, 2015, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment on a proposed rezone request from A-1 to R-2, R-3 or R-4 for a .52 acre parcel located between 4813 S. and 4847 S. on 1700 West in Riverdale. All residents are invited and encouraged to attend.

Publish one time by April 28, 2015.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
City Recorder
Phone: 801-436-1232
Fax: 801-399-5784
eherrick@riverdalecity.com

Notice received by Standard Examiner _____
Date

By: _____
Name

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 04/24/15 10:47 by vchrste

Acct #: 100310

Ad #: 572991

Status: N

RIVERDALE CITY CORP
4600 S WEBER RIVER DR
RIVERDALE UT 84405-3782

Start: 04/27/2015 Stop: 04/27/2015
Times Ord: 1 Times Run: ***
LEGL 2.00 X 1.11 Words: 92
Total LEGL 2.50
Class: 30090 LEGALS
Rate: LEGLM Cost: 63.37
Affidavits: 1

Contact: EMBER HERRICK
Phone: (801)394-5541ext
Fax#: (801)399-5784ext
Email: @riverdalecity.com
Agency:

Ad Descrpt: NOTICE RIVERDALE -MAY 12
Given by: EMAIL EMBER HERRICK
Created: vchri 04/24/15 10:42
Last Changed: vchri 04/24/15 10:46

COMMENTS:

emailed proof 4/24 VALI

PUB ZONE ED TP START INS STOP SMTWTFS
SE A 97 S 04/27

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

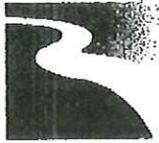
Name (signature)

PUBLIC NOTICE
Riverdale City

Riverdale City gives notice that on **Tuesday, May 12, 2015**, during the regular Planning Commission meeting, which begins at **6:30 p.m.**, at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment on a proposed rezone request from A-1 to R-2, R-3 or R-4 for a .52 acre parcel located between 4813 S. and 4847 S. on 1700 West in Riverdale. All residents are invited and encouraged to attend.

Pub.: April 27, 2015.

572991



Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 4-20-15 FEE SCHEDULE: \$250

APPLICANT NAME Cole Esteban PHONE NUMBER: 330.840.8596

APPLICANT ADDRESS 4125 W. 5100 S.
Udalen, UT 84405

ADDRESS OF SITE Not assigned, parcel # 081030014

PROPERTY OWNER Cecil & Sheila Roberts

PRESENT ZONING A-1

PRESENT USE: Vacant Land

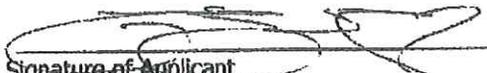
PROPOSED ZONING R-2, R-3, or R-4

PROPOSED USE: C duplex or fourplex
R-2, R-3, R-4 (Preference for R-4)

PROPERTY ACREAGE: .52 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 _____ to act as my representative in all matters relating to this application.

1. Why should current zoning be changed?

The property is located in a bit of a unique area. There are multifamily homes to the north and around the corner in the adjacent properties. It is also across the street with a pretty high amount of noise pollution. We feel that the zoning of multifamily would be the best use of the property given the circumstances of the surroundings.

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

City General Plan online is Agriculture. This is not in line with it.

3. 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?

Attached is a map that best demonstrates the use of the general area G of the 3 adjoining properties are being used as multifamily or commercial and H is unknown on the other two. This change would best bring the parcel in line with the local area.

4. How is the change in the public interest as well as the applicants desire?

The lot is currently vacant, with debris scattered along the back. Now that the 4plex to the north is cleaned up and rented this lot is the next needing cleaned up to continue to improve the area. The lot has been for sale for a number of months as single family, however the market's failed interest demonstrates single family is not a good use. Therefore we propose bringing it more in line with the use of the general area.

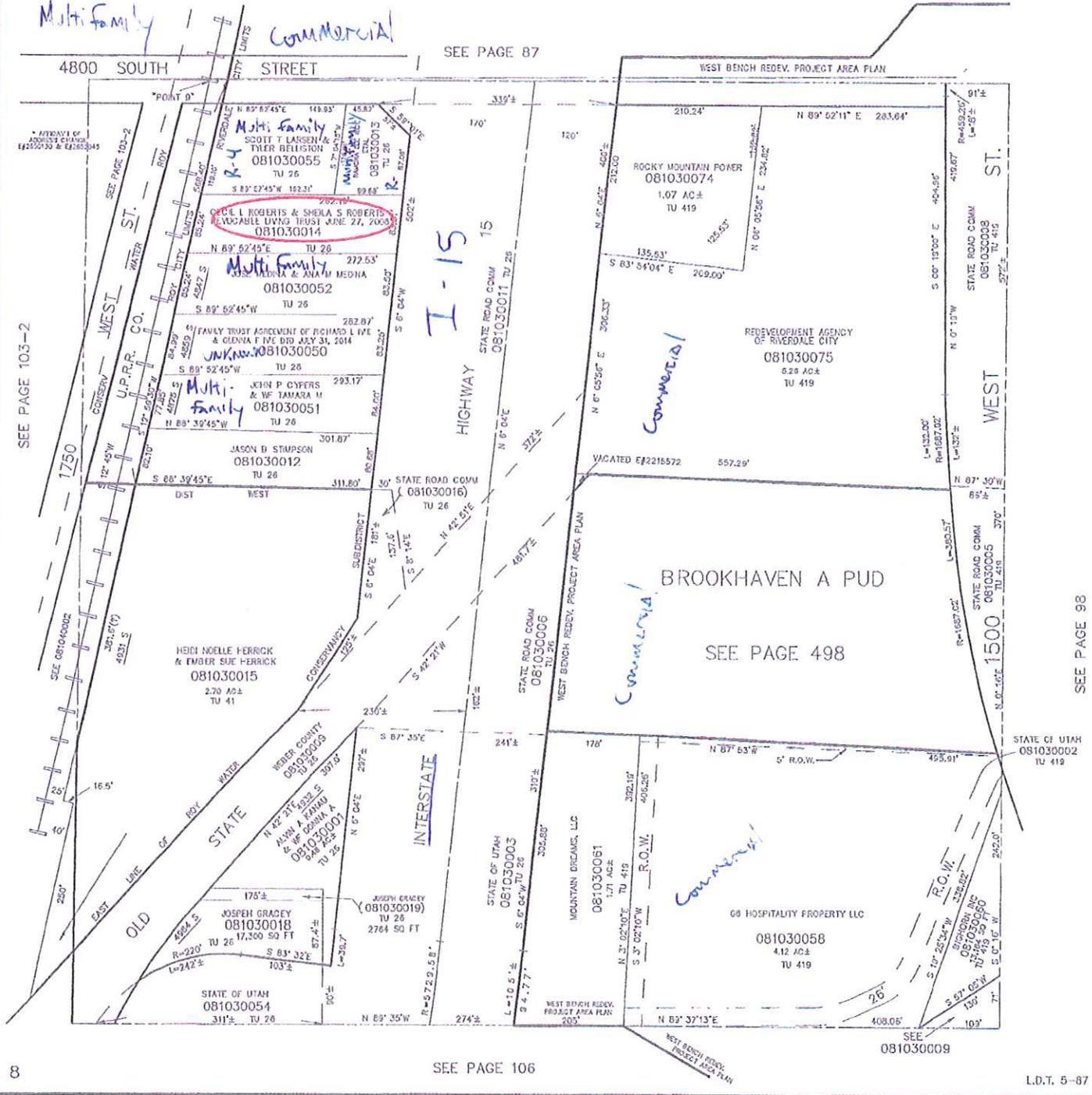
N.E. 1/4 OF N.W. 1/4
SECTION 13, T.5N., R.2W., S.L.B. & M.

TAXING UNIT: 26, 157, 419

IN RIVERDALE CITY

SCALE 1" = 100'

SEE PAGE 87



SEE PAGE 103-2

SEE PAGE 98

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.490257

Apr 21, 2015

COLE ESKELSON-JASON BICKLEY

| | | |
|--|---------------|--------|
| Previous Balance: | | .00 |
| MISCELLANEOUS - REZONE REQUEST APPLICATION | | 250.00 |
| 10-34-1500 ZONING & SUB. FEES | | |
| <hr/> | | |
| Total: | | 250.00 |
| <hr/> | | |
| CHECK | Check No: 102 | 250.00 |
| Total Applied: | | 250.00 |
| <hr/> | | |
| Change Tendered: | | .00 |
| <hr/> | | |

04/21/2015 10:11AM

**4829 South 1700 West – Checklist Regarding Public Hearing Notice for
Land Use Amendment/Re-zone/General Plan Amendment**

- Notice Sent to Affected Entities (10 days before hearing date)
 - Documented List Verifying Date Sent
- Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)
- Notice in Newspaper of General Circulation (10 days prior to hearing date)
- Notice on City Website (10 days prior to hearing date)
- Sign Placed on Subject Property (10 days prior to hearing date)
 - Picture and Certification of Sign Placement Completed
- Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)

Affected Entities Notice Listing Information

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on April 28, 2015
2. Weber School District: sent on April 28, 2015
3. Weber County Government: sent on April 28, 2015
4. Roy Water Conservancy District: sent on April 28, 2015
5. Weber Basin Water Conservancy District: sent on April 28, 2015
6. Comcast: sent on April 28, 2015
7. Century Link: sent on April 28, 2015
8. Rocky Mountain Power: sent on April 28, 2015
9. Questar Gas: sent on April 28, 2015



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

April 28th, 2015

CenturyLink
850 S. Main Street
Layton, Utah 84041

To Whom It May Concern at CenturyLink:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 4829 South 1700 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, May 12, 2015
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from Agricultural (A-1) to Single-Family and Single-Family with Rental Unit Residential (R-2), Multi-Family Residential (R-3), or Multi-Family Residential (R-4) for property located at 4829 South 1700 West in Riverdale. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited.

Also, please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett

Riverdale City
Community Development Director/RDA Deputy Exec. Director



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

April 28th, 2015

Cecil L Roberts & Sheila S Roberts Revocable Living Trust
5952 Tabby Ln
Tabiona, Utah 84072-2026

Dear Trustees of the Cecil L Roberts & Sheila S Roberts Revocable Living Trust:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4829 South 1700 West in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, May 12th, 2015
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from Agricultural (A-1) to Single-Family and Single-Family with Rental Unit Residential (R-2), Multiple-Family Residential (R-3), or Multiple-Family Residential (R-4) for property located at 4829 South 1700 West, Riverdale City. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the "City Code" tab. The C-3 zoning language is found under Title 10, Chapter 8, and the R-2, R-3, and R-4 zoning language is found under Title 10, Chapters 9C, 9D, and 9E respectively.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett

Riverdale City
Community Development Director



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 27th day of April, 2015, I supervised the placement of a sign on property located at approximately 4829 South 1700 West, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 27th day of April, 2015.

A handwritten signature in blue ink that reads "Jeff Woody".

Jeff Woody, Community Development Department

Riverdale
City

**NOTICE OF
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X1215





State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

April 30, 2015

Mr. Michael Eggett
Community Development Dir./RDA Deputy Exec. Dir.
Community Development
Riverdale City
4600 South Weber Drive
Riverdale, UT 84405

Dear Mr. Eggett:

Thank you for the notice of the public hearing for a proposed rezone request for properties located at approximately 4829 South 1700 West in Riverdale City to be held on May 12, 2015. The Utah Department of Transportation (UDOT) does not have any comment regarding this proposal, expecting that we would appreciate your help informing the applicant that UDOT does provide noise mitigation for properties building or developing adjacent to I-15. ^{not}

If you have further questions, please contact me at (801) 620-1640.

Sincerely,

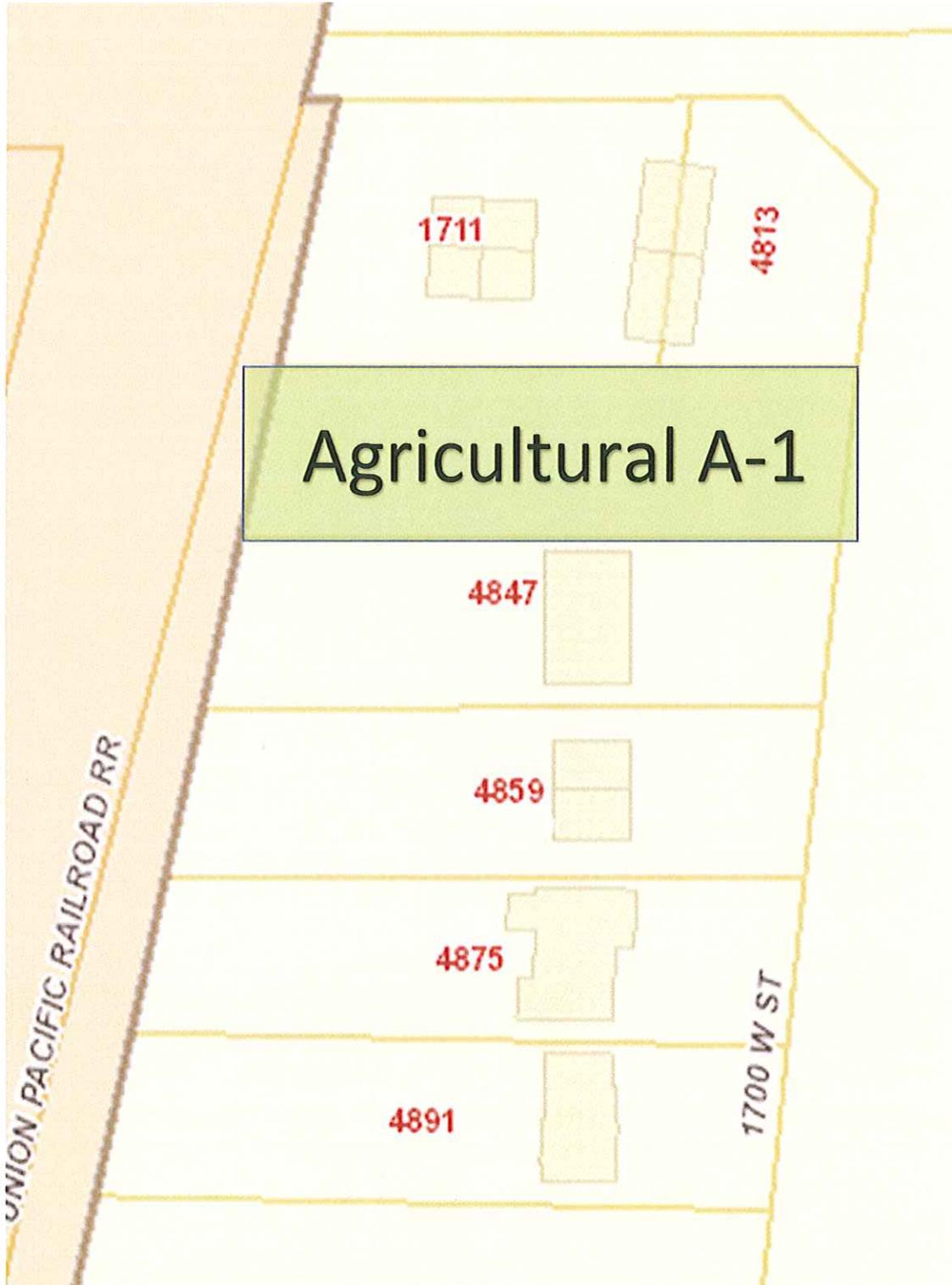
A handwritten signature in blue ink, appearing to read "Kris T. Peterson".

Kris T. Peterson, P.E.
Region One Director

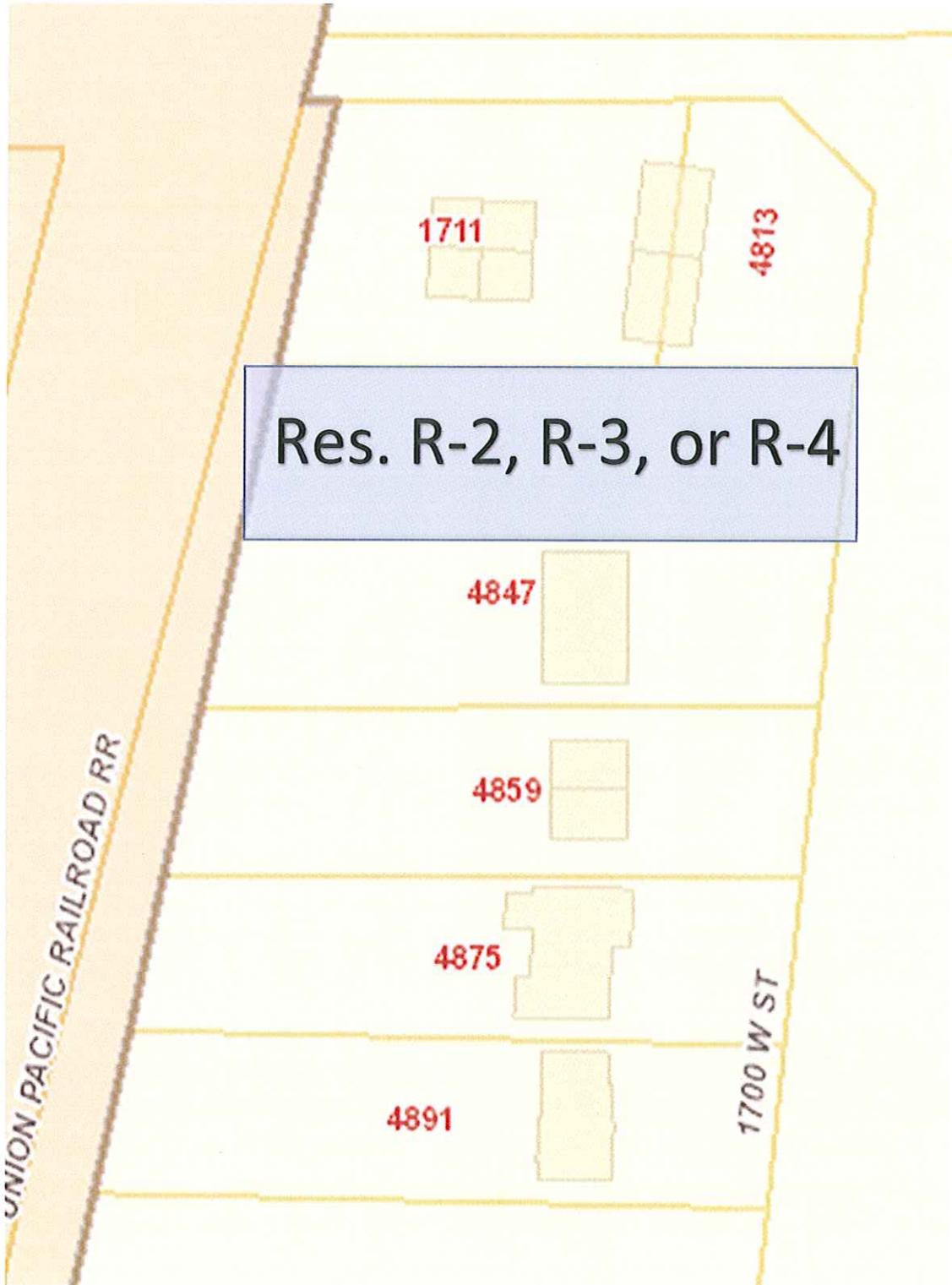
KTP/jkm

cc: Project File

Rezone Request – Approx. 4829 South 1700 West
Current Zoning Status



Proposed Zoning Change



Rezone Request – Approx. 4829 South 1700 West
Current Land Use General Plan Status

