



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JANUARY 12, 2016**

6:00 p.m. – Planning Commission Work Session Meeting (City Offices)

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

Planning Commission Work Session Items -Planning Commission Training *to be determined*

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

A. Welcome & Roll Call

B. Open Communications

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:

December 22, 2015 Regular Meeting

December 22, 2015 Work Session

E. Action Items

1. Public Hearing: Consideration of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.

2. Public Hearing: Consideration of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1).

3. Public Hearing: Consideration of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3)

4. Voting consideration to select the Planning Commission Chair Member and Vice Chair Member.

*Presenter: All action items will be presented by Mike Eggett,
Community Development*

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 8th day of January, 2016 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on January 8, 2016.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 12, 2016**

AGENDA ITEM: D1

SUBJECT: Meeting Minutes for previous Planning Commission Meeting.

PETITIONER: Jackie Manning, City Recorder

ACTION REQUESTED: Review/Edit Meeting Minutes for the December 22, 2015
Planning Commission Meeting.

INFORMATION:

[December 22, 2015 Work Session](#)

[December 24, 2015 Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, December 22, 2015, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Blair Jones, Chairman Steve Hilton, Commissioner Kathy Eskelsen, Commissioner David Gailey, Commissioner Michael Roubinet, Commissioner Cody Hansen, Commissioner Lori Fleming, Commissioner
City Employees:	Mike Eggett, Community Development Director Jackie Manning, City Recorder
Others Present:	No members of the public were present

Chairman Jones welcomed the Planning Commission members to the Work Session and stated for the record that all were present with the exception of Commissioner Fleming and Hilton. No members of the public were present. Commissioner Hilton arrived a few minutes after the meeting began. Commissioner Fleming arrived at 6:26 PM.

Reports: Mr. Eggett reported the following:

- Renovation of Wendy's
- Renovation of Maurices
- Riverdale Business Park Phase 3 Building Permit will be issued soon
- Reeve Office Building is in the process of installing utilities.
- The Old Bajio Building will have a new tenant shortly
- Conceptual projects for 2016
- 550 West RDA will be an upcoming discussion topic

Consent Items: Chairman Jones asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes for November 24, 2015 meeting. There were no corrections made.

Chairman Jones invited discussion and/or changes to the proposed Planning Commission schedule for 2016. There were not any recommended changes. Mr. Eggett confirmed there would be a Joint Strategic Planning Meeting. The Planning Commission will receive proper notice when a date is finalized for the joint meeting.

Action Items:

Chairman Jones invited discussion regarding the first action item, discussion of proposed changes to Riverdale City Code, Title 10, Chapter 15 Parking/Loading Ordinance. Mr. Eggett explained that vendors, potential business owners, are requesting fewer parking spaces and more building space. Mr. Eggett discussed the growing change in consumers which is driving the need for more building space and less parking space. A lot of surrounding cities are adapting their ordinance to be more compatible with what vendors/business owners need. Mr. Eggett also discussed the need to more clearly define sales floor versus gross floor space.

There was a brief discussion regarding Wal Mart and their policy which allows semi-trucks overnight stay in their parking lot.

Mr. Eggett discussed how changing the ordinance would allow more options for business owners. He emphasized most business owners are aware of their parking needs. The new ordinance allows them to meet the minimum requirement, but request more spaces if needed. There was a brief discussion regarding the current ordinance and how it has evolved throughout the years.

There was a brief discussion regarding the parking ordinance in relation to Bank and Credit Unions in relation to how online banking has altered the amount of parking spaces needed. There was a brief discussion regarding staff parking versus customer parking for daycares.

Commissioner Hansen inquired about flexibility in the ordinance, in regards to public safety, to allow some control for the City, should they view safety as a concern for a business. Mr. Eggett stated it was more difficult to allow exceptions to the ordinance, but they could draft what the Planning Commission felt appropriate.

Chairman Jones invited discussion regarding the second action item, discussion of zoning revision for properties along Riverdale Road and River Park Drive. Mr. Eggett discussed the proposed zoning and referred to the zoning map, in the packet, to clarify the areas that would be affected by the rezoning.

68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

The City rezone request is for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and a City rezone request for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3).

Mr. Eggett discussed Open Space Zone in relation to park development. He informed the Planning Commission that any use in the Open Space Zone would require a conditional use permit, to be considered by the Planning Commission. These rezones are being petitioned by Riverdale City Administration.

Chairman Jones invited discussion regarding the third action item, schedule public hearings for January 12, 2016. This item will be addressed during the Regular Meeting.

Discretionary Items: Chairman Jones asked if there were any discretionary items. There were not any discussed.

Adjourn: Having no further business to discuss the Planning Commission adjourned at 6:29 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, December 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chair
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Lori Fleming, Commissioner
Cody Hansen, Commissioner

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

Visitors: Rob Wingfield

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present.

B. Open Communications

Chairman Jones asked for any open communications and there were not any.

C. Presentations and Reports

1. Recognition of outgoing Planning Commissioner Cody Hansen.

Mr. Eggett expressed appreciation for the hard work of Commissioner Hansen and congratulated him on being elected to serve as a member of City Council. Mr. Hansen will be sworn on January 5, 2016 to serve on the City Council. Commissioner Hansen was presented a gift and certificate to show appreciation for his service to the Planning Commission.

Commissioner Hansen thanked the Planning Commissioners and City Staff for all of their support and willingness to answer his questions.

2. Community Development Report

Mr. Eggett reported the following:

- Renovation of Wendy's
- Renovation of Maurices
- Riverdale Business Park Phase 3 Building Permit will be issued soon
- Reeve Office Building is in the process of installing utilities.
- The Old Bajio Building will have a new tenant shortly
- Conceptual projects for 2016
- 550 West RDA will be an upcoming discussion topic
- RDA acquired .7 acre property along Riverdale Road

D. Consent Items

1. Consideration of Planning Commission meeting minutes for November 24, 2015 regular and work session meeting.

Chairman Jones asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

2. Consideration of 2016 Planning Commission Schedule.

Chairman Jones invited discussion and/or any changes to the proposed meeting schedule for 2016; there were not any recommended changes.

MOTION: Commissioner Eskelsen made a motion to approve consent items as proposed. Commissioner Gailey seconded the motion. All voted in favor.

E. Discussion Items

1. Discussion of proposed changes to Riverdale City Code, Title 10, Chapter 15.

Mr. Eggett discussed the need for an updated parking ordinance. The City Administration has been approached by potential retailers who are seeking less parking spaces, and more building space. Due to a growing change in consumer needs and retailer needs, surrounding cities have adjusted their ordinances to become more business friendly. Mr. Eggett

68 discussed the additional need to clearly define sales floor space and gross sales floor space to allow for a smoother
69 calculation for the amount of needed parking spaces. Mr. Eggett welcomed feedback from the Planning Commission
70 regarding the ordinance change and asked that they keep banks and credit unions, as well as retailers in mind with their
71 recommendations.
72

73 There was a brief discussion regarding real estate locations and the required parking, with an emphasis on requiring
74 less parking spaces. Commissioner Fleming recommended 3 parking spaces per agent. There was a brief discussion
75 regarding home occupations and the differences in requirements versus commercial parking.
76

77 Commissioner Fleming recommended having an Outdoor Event Parking category, to help with parking for bike parks,
78 archery activities etc. Mr. Eggett stated parks are not specifically addressed in this ordinance, as it is usually addressed
79 during the site plan review. He recommended waiting to address parking concerns when they discuss open space
80 requirements or site plan reviews.
81

82 Commissioner Eskelsen inquired about the standardized calculation for gross floor space. Mr. Eggett stated it would
83 be similar to ordinance established in Roy and Ogden City. There was a general consensus this would make it easier to
84 enforce and follow.
85

86 There was a brief discussion how this new ordinance could impact existing box stores, such as Wal Mart, with the
87 potential to add on to their business and eliminate parking spaces. There was a brief discussion regarding flexibility for
88 businesses which provides incentives for new businesses to come into the city. Mr. Eggett felt businesses/retailers
89 generally are aware of the appropriate amount of parking spaces needed for their business. Commissioner Fleming
90 discussed to keep in mind, multi-level commercial buildings in regards to parking spaces.
91

92 There was a general consensus to move forward with the proposed change as recommend.
93

94 **2. Discussion of zoning revision for properties along Riverdale Road and River Park Drive.**

95
96 Mr. Eggett discussed rezone petition from city administration. The rezone is for parcels along Riverdale Road and to
97 change newly owned City Property to appropriate zoning for park use. The rezone request is for properties located in
98 Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-
99 1) and a rezone request for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to
100 Regional Commercial (C-3). Mr. Eggett discussed the benefits of the rezone.
101

102 There was a consensus in support of the rezone.
103

104 **3. Schedule public hearings for January 12, 2016.**

105
106 The Planning Commission gave direction to schedule a public hearing for January 12, 2016 to discuss both items as
107 proposed. Commissioner Gailey inquired about how the new parking ordinance would impact handicap parking. Mr.
108 Eggett stated building code and fire code already address handicap minimums in regards to parking, so it would not be
109 impacted by the ordinance change.
110

111 **F. Discretionary Items**

112
113 Chairman Jones invited discussion. There were no items discussed.
114

115 **G. Adjournment**

116
117 **MOTION:** There being no further business to discuss, Commissioner Fleming moved to
118 adjourn the meeting. Commissioner Hansen seconded the motion; all voted in
119 favor. The meeting adjourned at TIME 7:03 PM.
120
121
122

123
124 _____
125 Blair Jones
126 Planning Commission Chair
127

123
124 _____
125 Jackie Manning
126 City Recorder
127

128 Date Approved: **January 12, 2016**

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 12, 2016**

AGENDA ITEM: E1

SUBJECT: Consideration of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Public Hearing and Consideration of Approval

INFORMATION:

[Executive Summary](#)

[Amended Ordinance Title 10, Chapter 15](#)

[Title 10-15 Parking](#)

[Proof of Publication](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 1-12-2016

Petitioner: Riverdale City

Summary of Proposed Action

Recently, City Staff has been approached by business development interests, regarding various commercial properties throughout the City, that have asked about parking requirements for nondwelling buildings on commercially zoned properties. These discussions have yielded concerns relative to the current retail parking standard of 1 space per 200 square feet of sales floor space and the current bank standard of a minimum of 30 spaces for these commercial properties. As a result of these discussions, City Staff during the last Planning Commission meeting provided the Commissioners with multiple city ordinances from other cities in Weber and Davis Counties (9 in total). Per the previous discussion with the Planning Commission, City Staff is hopeful that the attached proposed language for Title 10 Chapter 15 "Parking, Loading Space; Vehicle Traffic and Access" presents a solution for nondwelling parking standards that continues to encourage commercial growth on properties within Riverdale. When considering amending the City Code, there is a requirement for there to be a scheduled public hearing which will be held at this meeting.

Following the public hearing, the Planning Commission is expected to review this information and then provide a recommendation to the City Council for approval of the amended nondwelling parking standards, or make revisions to the suggested amendments to these parking standards, or not recommend approval of the proposed amended parking standards to the City Council (see attachment for more).

Title 10 Ordinance Guidelines (Code Reference)

This matter was brought before the Planning Commission during the last Commission meeting on December 22nd, 2015 wherein general direction was provided to City Staff to make amendments to the nondwelling parking standards as a result of Planning Commission discussions. The amended proposed language reflecting these changes is attached accordingly.

Nondwelling parking standards are currently regulated under City Code 10-15 " Parking, Loading Space; Vehicle Traffic and Access", specifically Section 3 as follows:

Chapter 15 PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

10-15-1: PURPOSE AND INTENT:

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

10-15-2: PARKING SPACE FOR DWELLINGS:

(Not applicable to this discussion and, therefore, not included)

10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, private	2 spaces per 3 student capacity, plus 1 space per staff member.

Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.

Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

10-15-4: COMPUTATION OF PARKING REQUIREMENTS:

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space. (1985 Code § 19-4-4)

10-15-5: PARKING LOT DESIGN AND MAINTENANCE:

- A. Location: Parking space as required in sections [10-15-2](#) and [10-15-3](#) of this chapter shall be on the same lot with the main building or in the case of buildings other than dwellings, may be located no further than five hundred feet (500') therefrom.
- B. Surface; Drainage: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the building inspector, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
- C. Access: Access across and over the required front yard is allowed to the side yard or rear yards. In the case of multiple-family dwellings, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.
- D. Design, Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:
1. Each parking space shall encompass not less than one hundred eighty (180) square feet, with a minimum width of nine feet (9'), the width being measured at a right angle to the side lines of the parking space.
 2. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access strip shall be as follows based on the number of units to be served:
 3. Up to and including four (4) dwelling units, sixteen feet (16');
 4. From five (5) to eleven (11) dwelling units, one 24-foot two-way access strip or two (2) 16-foot one-way access rights of way;
 5. Twelve (12) or more dwelling units, one 36-foot two-way access strip, or two (2) 18-foot one-way access strips;
 6. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
 7. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fences not less than four feet (4') nor more than seven feet (7') high, except that some type of hedge-row shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than seven feet (7') high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or hedge row plantings shall maintain height requirements of their respective zones and shall be compatible with the requirements of section [10-14-7](#) of this title.
 8. Lighting and signs shall conform to the requirements set forth in this title.
 9. Parking spaces for dwellings will be located on the same lot with the dwelling. (1985 Code § 19-4-5)

10-15-6: OFF STREET TRUCK LOADING SPACE:

On the same premises with every building or use involved in the receipt of distribution by vehicles of

materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes. (1985 Code § 19-4-6)

10-15-7: BUSINESSES REQUIRING MOTOR VEHICLE ACCESS:

Service stations, roadside stands, public parking lots and all other business needing motor vehicle access shall meet the following requirements:

- A. Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) said approaches shall be closer to each other than twelve feet (12'); each of said approaches shall be not more than fifty feet (50') in width. Location of approaches shall be as approved by the planning commission as part of the site plan; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.
- B. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street. (1985 Code § 19-4-7)

10-15-8: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES:

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (1985 Code § 19-4-8)

Staff would recommend that the Planning Commission review this information and then provide a recommendation to the City Council for approval of the amended nondwelling parking standards (as noted on the attached documentation), or make revisions to the suggested amendments to these parking standards, or not recommend approval of the proposed amended parking standards to the City Council with respective findings that support this recommendation.

General Plan Guidance (Section Reference)

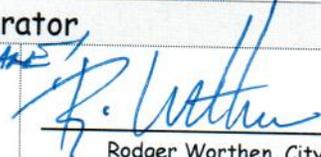
Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator

GOOD FOR BUSINESS & GOOD FOR RIVERBANKS



Rodger Worthen, City Administrator

Chapter 15

PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	<u>1 space per 300 square feet of gross floor space in building. Not less than 30 spaces.</u>
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.

Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, private	2 spaces per 3 student capacity, plus 1 space per staff member.
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.

Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per <u>200-300</u> square feet of <u>sales-gross</u> floor space in building.
Retail store with drive-in window	1 space per <u>200-300</u> square feet of <u>sales-gross</u> floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.

Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

	Riverdale	Roy City	Ogden City	Wash Terrace	South Ogden	North Ogden	Farr West	Layton City	Farmington
Bank, Credit Union, Finance Inst.	Not less than 30 spaces	1 space per each 400 sq. ft. gross floor area. Drive through/drive up facilities reqs.	1 stall per 300 sq. ft. plus required stacking space for drive-through	1 space for every 300 sq. ft. of gross floor area	No less than 30 spaces	1 per 250 sq. ft. of gross floor area	1 space for each 200 sq. ft. of floor area	1 space per emp at highest shift plus 1 space per 200 sq. ft. of main floor area and 1 space per 500 sq. ft. of basement or second floor area	Offices and Personal Services - 3 parking spaces per 1000 sq. ft. of floor area
Retail Sales and Services (Sales area versus Gross area?)	1 space per 200 sq. ft. of sales floor space in bldg	1 space per each 300 sq. ft. gross floor area	1 stall per 300 sq. ft. plus requirement for storage areas listed in ordinance	1 space for every 200 sq. ft. of gross floor area	With drive-up window - 1 space per 200 sq. ft. of floor space in bldg (plus storage capacity of 4 cars per window on property)	See below under "Supermarkets, drug stores", "Auto/Vehicle Sales", and other similar categories	5.5 spaces for each 1000 sq. ft. of floor area	1 space for each 200 sq. ft. of retail floor space	Less Intensive - 1.5 spaces per 1000 sq. ft. of indoor and outdoor sales and display area; see below for intensive retail
Intensive Comm Retail Stores	1 space per 200 sq. ft. of sales floor space in bldg	See retail sales and services	See retail sales and services	See retail sales and services	See retail sales and services	See North Ogden City Code 11-17-4 under "Planned shipping centers under unified control" for more	See retail sales and services	See retail sales and services	4 spaces per 1000 sq. ft. of floor area
Grocery, Supermarkets, Drug Store	NA	NA	NA	NA	NA	1 per 250 sq. ft. of gross leasable space	NA	NA	NA
Outside Sales Area	NA	NA	NA	NA	NA	1 per 500 sq. ft. of sales area for first 2000 sq. ft., plus 1 per add 2000 sq. ft.	5.5 spaces for each 1000 sq. ft. of floor area for each enclosed retail bldg, plus .25 space for each 1000 sq. ft. of outside sales area	NA	Less Intensive - 1.5 spaces per 1000 sq. ft. of indoor and outdoor sales and display area;

						1 per each 300 sq. ft. office area and covered parking area, plus 2 for first 10,000 sq. ft. or portion thereof land area, and 1 for each add 10,000 feet or portion thereof, plus 2 per service bay			
Automobile/Vehicle Sales	Used Car Lot - 1 space per employee, plus 4 spaces for client use	NA	1 stall per 100 sq. ft. of office area	1 space each emp on max shift, plus 1 customer parking space every 10 vehicles for sale	NA		NA	2 spaces plus 1 space for each 400 sq. ft. of floor area	NA
Convenience Store/Gas Service	NA	1 space for each 350 sq. ft. of gross floor area plus 2 spaces per each gasoline pump. Drive through/drive up facilities reqs.	1 stall per 200 sq. ft. of floor area plus stacking for drive-up window	NA	See fast-food or drive-in restaurant above	1 per each 375 sq. ft. of bldg	NA	NA	NA
Drive Through/Drive-Up	<u>Food</u> - 1 space per 100 sq. ft. floor space, not less than 10 spaces; <u>Retail</u> - 1 space per 200 sq. ft. of sales floor space, plus storage capacity of 4 cars per window on property	1 space at facility, plus min 60 feet stacking area to stack 3 vehicles in drive up lane is req	City Code 15-12-6; located in side or rear and do not interrupt ped access along ped frontage; length of stacking spaces is 20 ft	Tied to established uses	See above under retail sales and services and "drive-in food establishment, convenience stores" of South Ogden City Code	Tied to established uses	NA	Tied to established uses	Suff distance in advance of service window to store 4 cars, not include veh at window. For fast food, distance between menu board and pick-up window suff store 4 car, not include veh window and menu board, and storage at least 4 veh provided in adv menu board. Minimum 20 ft per veh provided. Not to impede ped or veh circulation or site or abutting streets.
Warehousing or Storage	2 spaces per 3 emps	1 space for each 1000 sq. ft. of gross warehousing floor area	with freight movement - 1 stall per employee	1 space each emp on max shift plus 3 add spaces, or, when emps not determined, 1 space for every 300 sq. ft. gross floor area	2 spaces per 3 emps	1 per 800 sq. ft.	1 space for each 1000 ft. of floor area	3 spaces for every 4 emps at highest work shift plus 1 space for every vehicle used in conducting the business	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.

Wholesale	2 spaces per emps, plus 3 spaces for client use	NA	1 stall per 500 sq. ft. of sales area	Same as above under warehousing and storage	2 spaces per 3 emps, plus 3 spaces for client use	1 per 800 sq. ft.	1 space for each 1000 sq. ft. of floor area	3 spaces for every 4 emps at highest work shift plus 1 space for every vehicle used in conducting the business; in add, shall be a minimum 5 spaces for customer use	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.
Sit-Down Restaurants, Bars, Cafes, Cafeteria, etc	Restaurant - 1 space per eating booth or table; Café/Cafeteria - 1 space per eating booth and table, plus 1 space per 3 stools; Tavern - At least 15 spaces	1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less.	1 space per 100 sq. ft. of building	1 space every 4 seats or 4 persons allowed under max capacity by occ load if seating not fixed or 1 space every 100 sq. ft. gross floor area is number seats unknown	Restaurant - 1.5 spaces per eating booth or table; Café/Cafeteria - 1 space per eating booth and table, plus 1 space per 3 stools; Tavern - At least 15 spaces	1 per 40 sq. ft. of usable floor area	NA	1 space for each 100 sq. ft. of gross floor space, or 1 stall for every 3 seats, whichever is greater	12 parking spaces per 1000 sq. ft. of floor area
Fast-Food or Drive-In Restaurant	1 space per 100 sq. ft. floor space, but not less than 10 spaces	1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less. Drive through/drive up facilities reqs.	1 space per 75 sq. ft. of building but not less than 5 stalls plus required stacking	See above under sit-down restaurants/bars	1 space per 100 sq. ft. of floor space, but not less than 10 spaces	1 per 40 sq. ft. of usable floor area	NA	1 space per 100 sq. ft. of floor area but not less than 10 spaces. For drive-up windows, 1 space in use plus 4 in the approach lane	20 parking spaces per 1000 sq. ft. of sales and eating area plus min 4 emp parking spaces
Daycare/Preschool Center	1 space per emp, plus 4 spaces for client use	1 space per each staff member, plus one space for each eight attendees	1 stall per employee, plus 1 space per 5 children	2 avail on site park spaces for 1-6 children; 7-12 children add 2 spaces; over 12 children comply with "schools" reqs.	1 space per employee, plus 1 space per 10 children	NA	NA	4 spaces plus 1 space per 500 sq. ft. of floor area	NA
Schools and Educate Institutions	2 spaces per 3 student capacity, plus 1 space per subordinate staff	As approved w site plan approval, depend on type/nature of facility	Varies based upon school type; refer to Ogden City Code 15-12-3 under "Schools"	Varies based upon school type; refer to Wash Terrace City Code 17.52.030 under "Schools"	(private) - 2 spaces per 3 student capacity, plus 1 space per staff member	Varies based upon school type; refer to North Ogden City Code 11-17-4 under "Schools and Institutions"	K-8 - 2 spaces per teaching station; 9-12 - 4 spaces per teaching station	Varies based upon school type; refer to Layton City Code 19.12.050 under "Schools"	Elem and Junior High - 2 spaces per classroom; Senior High - 7 spaces per classroom

Manufacturing Facilities	NA	1 space for each person employed during reg work hours, plus 1 space for each company owned vehicle	Varies based upon type; refer to Ogden City Code 15-12-3 under "Manufacturing and industrial uses"	Same as above under warehousing and storage	NA	2 per every 3 employees	1 space for each employee or work station, whichever is greater	NA	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.
Self-Service Storage Facilities	NA	NA	1 stall per 5000 sq. ft. of bldg	NA	NA	Ministorage - 1 per 35 spaces, plus 1 for the manager	See above under "Warehousing or Storage"	NA	NA
Reduction Off-Street Parking Req	Reciprocal parking agreement would allow for shared parking and a reduction	Reduction may be granted by Commission or Council with Site Plan App approval, subject to 2 criteria	Overlapping & shared parking reductions allowed; Reciprocal parking agreement would allow for shared parking and a reduction	NA	NA	NA	NA	Combine parking space reductions for facilities only allowed by Board of Adjustment review	Allowed if dissimilar uses and demand parking does not conflict, upon authorization from Planning Comm req maximum number parking spaces for larger use. Similar adj uses may be provided as long as total off-street spaces equal to min req for each indiv use. Covenant may be req and filed with City.
Determin of req's not listed	Determined by site plan approval by Planning Commission and City Council relying on similar uses listed in this Chapter and verifying parking need requirements	NA	See Ogden City Code 15-12-3 B. regarding criteria to identify appropriate parking ratios for non-listed uses	Determined by planning commission based on intensity of use by motor vehicles	Determined by site plan approval by Planning Commission and City Council relying on similar uses listed in this Chapter and verifying parking need requirements	Determined by community development director with appeal to the planning commission	NA	Assigned by the Planning Director and approved by Planning Commission being guided by reqs set forth herein for use similar to proposed use	Most nearly similar use comparison reqs applied. Planning Comm shall determine which listed use is most nearly similar. If not similar use found, Planning Comm, in consultation with developer determines parking reqs.
						* Does have definitions of "Usable area" and the term "seat" in North Ogden City Code 11-17-4 B.			



Notice of Public Hearing

Riverdale Planning Commission

Tuesday, January 12, 2016

Which begins at 6:30 p.m.

Riverdale City's Planning Commission will hold public hearings to receive and consider public comment on the following matters:

1. Proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space ordinances.
2. Rezone requests for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3).

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 and Publication

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted within the Riverdale City limits on this 30th day of December, 2015 at the Riverdale City Hall Noticing Board, and on the City website at <http://www.riverdalecity.com/>. This information was published in the Standard Examiner on January 3, 2016.

Jackie Manning
Riverdale City Recorder

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, January 12, 2016, 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 proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space ordinances; and to receive and consider public comment on rezone requests for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 12, 2016**

AGENDA ITEM: E2

SUBJECT: Consideration of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1).

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Public Hearing and Consideration of Approval

INFORMATION:

[Executive Summary](#)

[Rezone Map Area](#)

[City Rezone – Public Hearing Notice Checklist](#)

[10-9a-205\(4\)\(a\) Notice to Riverdale City](#)

[Rezone Certification Sign](#)

[Public Entities List](#)

[Proof of Publication](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 1-12-2016

Petitioner: Riverdale City

Summary of Proposed Action

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located between 1050 West and 900 West along River Park Drive from the current Office Park (OP) zone to a proposed Open Space (O-1) zoning. This request is for approximately 17.65 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 10-7 "Open Space Zone (O-1)" and 10-13C "Office Park Zone (OP)".

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale City Corporation. These properties are undeveloped and have been established as anticipated office park properties for many years. Historically, these properties had been planned for different uses but no development occurred and the City recently was able to acquire the parcels for potential future park development and public use areas. This requested zoning would more easily accommodate the City's future desire to utilize these properties as public use and park areas.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for your review (please see attached documentation for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Recreational/Open Space use. Any development of property within an Open Space Zone is considered a conditional use as outlined in the zone and would be required to follow a conditional use process. Additionally, any future plans to develop the property would be required to follow site plan processes (where applicable) as established within the City Code, and would need to be reviewed by the Planning Commission and City Council (as outlined in City Codes 10-19 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 7 "Open Space Zone (O-1)":

10-7-1: PURPOSE AND INTENT:

The Open Space Zone O-1 is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a flood plain, on areas of severe slope and areas of fault line and rock slides; to provide suitable areas for recreation and relaxation; and to alleviate stream pollution. (1985 Code § 19-14-1)

10-7-2: CONDITIONAL USES:

Accessory building and uses customarily incidental to any permitted use.

Agricultural.

Botanical or zoological garden.

Cemetery.

Conservation areas: botanical or zoological.

Fishing ponds: private or public.

Golf course.

Horse raising, provided conducted in a pasture of at least one acre size and with a maximum density of two (2) horses per acre.

Public park, public recreation grounds and associated buildings, but not including privately-owned commercial amusement business.

Public service buildings.

Wildlife sanctuaries. (1985 Code § 19-14-2; amd. 2001 Code)

10-7-3: SITE DEVELOPMENT STANDARDS:

A. Minimum lot area, one acre.

B. Minimum lot width, one hundred fifty feet (150').

C. Minimum yard setbacks for structures:

1. Front, thirty feet (30').

2. Side, twenty feet (20').

3. Rear, thirty feet (30').

D. Building height:

1. Minimum, one story.

2. Maximum, two and one-half (2 1/2) stories or thirty five feet (35'). (1985 Code § 19-14-4)

Title 10 Chapter 13 Article C "Office Park Zone (OP)":

10-13C-1: PURPOSE:

The purposes of this article are:

- A. To establish locations within the city which will accommodate offices and laboratories for professional persons and supporting uses; and
- B. To establish regulations for use and development of land within the city which govern uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation, infrastructure, public facilities, vegetation, and trees and landscaping; and
- C. To meet the purposes of the Utah Municipal Land Use Development and Management Act, at Utah Code Annotated section 10-9-102, which are to provide for the health, safety and welfare, and to promote the prosperity, to improve the morals, peace and good order, comfort, convenience and aesthetics of the city and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, and to protect urban and nonurban development. (1985 Code § 19-35-1)

10-13C-2: OBJECTIVES AND INTENT:

A. The objectives of this article are:

1. To define a range of services and uses which may be offered by office park (OP) entities within the community; and
2. To establish guidelines for the physical development of such office park (OP) entities and uses; and
3. To preserve as much of the natural forest and vegetation, wetlands, and riverfront as possible.

B. The intent of these regulations is to establish a standard for office park (OP) development and maintenance which:

1. Promotes the overall functionality, safety and visual attractiveness of office park (OP) buildings, accompanying substructures and surrounding landscape; and
2. Preserves and enhances the Weber River parkway as established in the general plan, as represented in Figure 18 of said general plan, and preserves and enhances such other open space, passive recreation and visual enhancement in the city; and
3. Promotes development and uses that are in harmony with the goals and direction of the city; and
4. Allows some flexibility of architecture so as to encourage creativity of design; and
5. Promotes the successful completion of the development of an office park project, and of the ability of office park entities to succeed; and
6. Provides for diversity in the tax base of the city; and
7. Provides for large view corridors between buildings and structures to allow view of mountain ranges, trees, river areas, or such areas as may be deemed viable by the planning commission. (1985 Code § 19-

35-2; amd. 2001 Code)

10-13C-3: PERMITTED USES:

A. Primary Uses: The following is a representative list of permitted principal uses for the OP zone, and are subject to the standards and procedures established in this title:

Bank, credit union, securities company or other such financial institution.

Business, administrative offices, professional offices and secondary activities, not open to the public, which support or are accessory to the primary activity of the permitted area, including, but not limited to, the following:

Architect;

Attorney;

Certified public accountant;

Corporate headquarters offices;

Golf course/golf driving range;

Hotel;

Insurance (not claims adjustment), and real estate services;

Professional registered engineer or surveyor.

Community use, church, public building, library.

Medical facilities (nonresidential), doctor, dentist, psychologist, psychiatrist, nurse, or physical therapist.

B. Secondary Uses: Retail and service facilities within an office building, but limited to only fifty percent (50%) of the gross ground floor area of the building and uses similar to barber shop, beauty shop, dining room, restaurant, newsstand, spa/health club, and retail stores for the sale of books, gifts, flowers, medicines, sundries. Such facilities shall not have any customer entrances directly from the street nor visible from any sidewalk. There shall be no exterior evidence of such accessory uses such as signs or display windows. (1985 Code § 19-35-3)

10-13C-4: CONDITIONAL USES:

The following is a representative list of conditional uses for the OP zone, and are subject to the standards and procedures established in this title and the conditional use permit approval process as set forth in section [10-13C-30](#) of this article. Such operations shall not deal in large volumes of product handling, storage and distribution; nor shall such operations include on-site milling, forging or heavy grinding of parts or similar manufacturing operations:

A. Specified Uses:

Art or music studio.

Dine-in restaurant, stand alone, but only allowed with increased restrictions such as increased setback requirements.

High technology manufacturing and assembly that is clean and nonpolluting. Uses shall include fabricating, processing, testing, assembling, packaging and manufacture of products which have a high value in relation to bulk, from previously prepared materials, but not including uses involving primary production of wood, metal, petroleum or chemical products from raw materials.

Laboratory and research center; including laboratories, scientific, medical, chemical, applied physics, mechanical, electronic, biological, genetic or other similar experimental research, project development or testing facilities.

Marketing, telemarketing and advertising services.

Parking structure.

Spas and/or health clubs.

B. Other Similar And Compatible Uses: Other similar uses not specifically listed above may be approved by the planning commission and city council, with the issuance of a conditional use permit, upon findings that the proposed use most closely fits within one of the listed categories, and that any expected impacts will be no greater than that of other uses listed. (1985 Code § 19-35-4)

10-13C-5: PROHIBITED USES:

The permitted and/or conditional uses enumerated above shall not be construed to include, either as a main or accessory use, any of the following uses. This list of prohibited uses is intended to be illustrative of the types of uses which are not allowed:

Cabinet and carpenter shop.

Food processing operation, except as incidental to permitted restaurant or cafeteria operation.

Junk or salvage yard.

Liquor store, private clubs, bars, taverns.

Manufacturing and assembly operation, except as otherwise provided.

Motor vehicle and recreational vehicle dealerships.

Petroleum storage, sales, processing or production.

Plumbing or metal shop.

Repair establishment (automotive and major equipment).

Retail sales, except as otherwise specified in this article.

Sand, gravel and other extraction mining.

Storage lots or facilities and enclosed storage areas.

Terminal, including truck or bus terminals and other distribution facility. (1985 Code § 19-35-5)

10-13C-6: DEVELOPMENT STANDARDS:

Development in an OP zone shall have the following characteristics:

A. Master Planning: In order to encourage uses consistent with the purposes of the Office Park (OP) Zone and to ensure adequate site planning, the entire zoned area shall be master planned at the time of conceptual and preliminary site plan approval, even though the entire zoned area may be developed in phases. Each phase shall adhere to an approved original master site plan for the zoned area, except as may be subsequently amended by approval of the planning commission and city council. It is strongly recommended that the zoned area be under development control of a single person, association, partnership or corporation at the time of application for a preliminary master site plan approval.

B. Design Controls: Overall unity of site design shall be accomplished through:

1. Architectural harmony of buildings and structures; and
2. Design integration of the common open space system and storm drainage system. (1985 Code § 19-35-6)

10-13C-7: SITE COVERAGE:

Coverage regulates the area of the site that may be covered by the building. Covered walkways, roof structure overhangs and other solar protection or aesthetic structural elements shall not be included in building coverage calculations. These guidelines also help protect area dedicated to landscape and parking.

A. Building, Landscape Ratios: Building and landscape ratios shall be complied with as follows:

1. Ground Floor And Parking Ratio: All combined gross ground floor areas of buildings or structures and parking areas for a lot shall not occupy more than sixty percent (60%) of the total area of the lot.
2. Landscaped Open Space: Not less than forty percent (40%) of the total area of the lot shall be landscaped open space.

B. Covered Parking Structures: When covered parking structures are provided, such structures shall cover no more than twenty percent (20%) of the ground plane.

C. Height: The maximum height of any given building or structure shall be three (3) stories above the ground level, except as may be provided for in section [10-13C-9](#) of this article.

D. Number Of Buildings: More than one building may be placed on each lot.

E. Size Of Development: The minimum size of any phase developed within the OP zone shall be four (4) acres.

F. Lot Size: The minimum size of any lot within any phase developed shall be two (2) acres. (1985 Code § 19-35-7)

10-13C-8: BUILDING SETBACKS:

It shall be within the authority of the planning commission to determine, for any development in this zone, which property line or lines shall be considered as side or as rear lines for the purpose of administering this article.

A. Distance To Street Right Of Way: No building shall be closer to a public street right of way than eighty feet (80'), unless all parking is provided in the rear of the building, in which case it may be no closer than fifty feet (50').

- B. Front: The public street right-of-way line shall be considered the front property line of a lot. Where a lot is bordered on two (2) or more sides by a public street right of way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs and similar coverings may project into the front setback area as much as ten feet (10'), if approved by the planning commission.
- C. Sides: Side setback areas shall be a minimum of twenty feet (20'), including canopies and overhangs, except where a side property line abuts a residential zone, in which case the setback area shall be a minimum of one hundred feet (100').
- D. Rear: Rear setback areas shall be a minimum of ten feet (10'), except where a rear property line abuts a residential zone, in which case the rear setback area shall be a minimum of one hundred feet (100'). (1985 Code § 19-35-8)

10-13C-9: BUILDING HEIGHT:

- A. Maximum; Exception: No building shall be constructed to a height exceeding three (3) stories, with a maximum of fifty five feet (55'), unless pursuant to the issuance of a conditional use permit, and upon findings for good cause, the planning commission finds that a taller building would not adversely affect the character, view values and peaceful enjoyment of surrounding properties in and outside the park. In no case shall any structure be permitted to exceed five (5) stories above the ground level.
- B. Applicable Developments: The height requirements of this section shall apply to all office park (OP) developments, except that after review by the planning commission, the commission may approve, disapprove or approve with modifications the height on each proposed building or structure in the OP zone. The decision of the planning commission may be appealed to the city council.
- C. Criteria For Considering Adjustment: The planning commission shall take into account the following criteria when a proposal for height adjustment is requested:
 1. The geographical position of the building or structure and possible visual effects on existing structures on- or off-site; and
 2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views or ridge line intrusion; and
 3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, adjacent open space and adjacent residential developments; and
 4. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage over that which is, or would be, possible under normal zone standards. (1985 Code § 19-35-9)

For additional section 10-13C-10 to 10-13C-32 please reference full code on City website at www.riverdalecity.com.

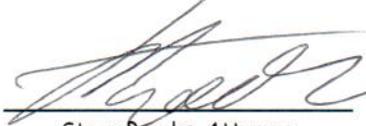
General Plan Guidance (Section Reference)

Listed as Recreational/Open Space use.

--

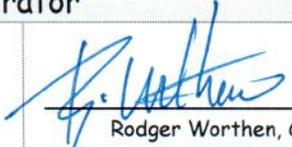
Legal Comments - City Attorney

--


Steve Brooks, Attorney

Administrative Comments - City Administrator

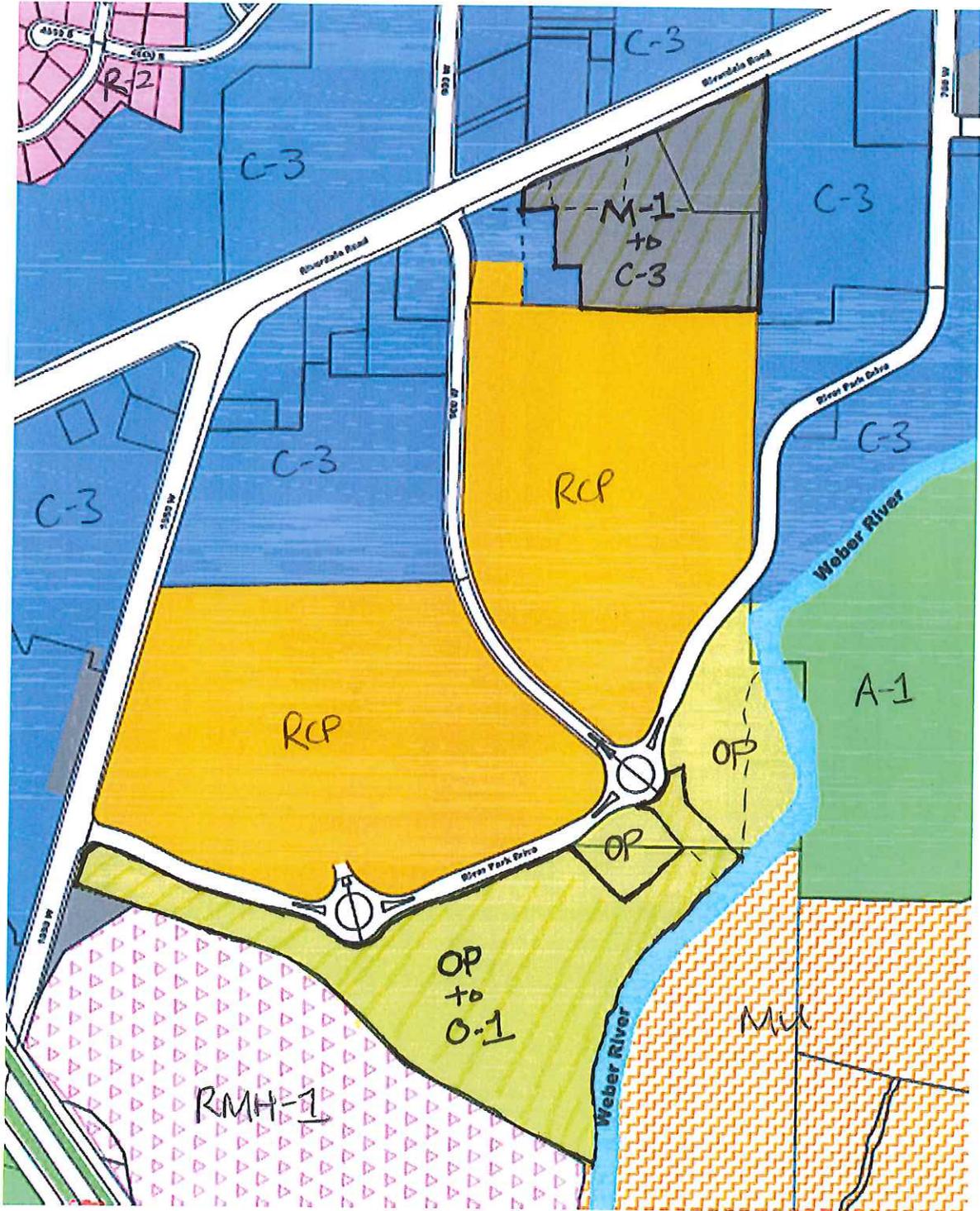
--


Rodger Worthen, City Administrator

30
December 17, 2015

Riverdale City – rezone requests for properties along River Park Drive from Office Park (OP) Zone to Open Space (O-1) Zone and for properties along Riverdale Road from Light Manufacturing Use (M-1) Zone to Regional Commercial (C-3) Zone.

 = Areas bound in black are proposed to be rezoned as noted.



1050 West to 900 West River Park Drive and 843 West Riverdale Road
– 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)



December 29th, 2015

Riverdale City

Attn: Rodger Worthen
4600 So. Weber River Drive
Riverdale, Utah 84405

Dear Riverdale City Administrator:

Below is a notice of public hearing for a proposed rezone request for property located between 1050 West and 900 West along River Park Drive 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, January 12, 2016
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 Business Park (BP) to Open Space (O-1) for property located between 1050 West and 900 West along River Park Drive in Riverdale. 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 BP zoning language is found under Title 10, Chapter 13C, and the O-1 zoning language is found under Title 10, Chapter 7.

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 30 day of December, 2015, I supervised the placement of a sign on property located at approximately 900 W River Park Dr, 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 30 day of December, 2015.



Jeff Woody, Community Development Department



Riverdale
City

**NOTICE OF
REZONE REQUEST**

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

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 December 30, 2015
2. Weber School District: sent on December 30, 2015
3. Weber County Government: sent on December 30, 2015
4. Roy Water Conservancy District: sent on December 30, 2015
5. Weber Basin Water Conservancy District: sent on December 30, 2015
6. Comcast: sent on December 30, 2015
7. Century Link: sent on December 30, 2015
8. Rocky Mountain Power: sent on December 30, 2015
9. Questar Gas: sent on December 30, 2015

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 12, 2016**

AGENDA ITEM: E3

SUBJECT: Consideration of Rezone request for properties located at 863
W Riverdale Road, change from Light Manufacturing Use (M-1)
to Regional Commercial (C-3)

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Public Hearing and Consideration of Approval

INFORMATION:

[Executive Summary](#)

[Rezone Map Area](#)

[City Rezone – Public Hearing Notice Checklist](#)

[10-9a-205\(4\)\(a\) Notice to H&P Invest](#)

[Rezone Certification Sign](#)

[Public Entities List](#)

[Proof of Publication](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 1-12-2016

Petitioner: Riverdale City

Summary of Proposed Action

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located at approximately 843 West Riverdale Road from the current Light Manufacturing Use (M-1) zone to a proposed Regional Commercial (C-3) zoning, in order to be in zoning alignment with surrounding properties in this area. This request is for approximately 9 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 10-10A "Regional Commercial Zone (C-3)" and 10-11A "Light Manufacturing Use Zone (M-1)".

The petitioner's properties are currently listed in the County Records under the ownership of H&P Investments LLC. These properties are currently being utilized as an automobile dealership site which is more conducive and appropriate for a Regional Commercial (C-3) zoning and uses found to be permitted and conditional within this zoning designation. At current time the zoning is Light Manufacturing Use (M-1) and is not as fitting to the surrounding use designations nor the current use on the site.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for your review (please see attached documentation for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Planned Commercial - High use.

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 10 Article A "Regional Commercial Zone (C-3)":

10-10A-1: PURPOSE AND INTENT:

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity

needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 860, 9-2-2014)

10-10A-2: SITE DEVELOPMENT STANDARDS:

	C-1	C-2	C-3
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	20 feet	20 feet	20 feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjacent to a residential boundary ¹	20 feet ¹	20 feet ¹
Building height:			
Minimum	1 story	1 story	1 story
Maximum	2 ¹ / ₂ stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

(Ord. 860, 9-2-2014)

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. (Ord. 808, 6-19-2012)
- 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. (Ord. 850, 2-4-2014)
- 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. (Ord. 808, 6-19-2012)

10-10A-4: USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
Accessory buildings and uses customarily incidental to a permitted use	C	C	P
Air conditioning, sales and service (no manufacturing of ducts)	N	C	P
Ambulance:			
Base station	C	C	C
Substation	C	C	C
Amusement enterprises including:			
Bowling alley	N	C	P
Dance hall	N	C	C
Haunted house/spook alley	N	C	C
Pool hall	N	C	P

	Privately owned park and playground, accessory to a commercial use	C	C	C
	Publicly owned park and playground	P	P	P
	Recreation center	N	C	P
	Roller/ice skating rink	N	C	P
	Theater:			
	Indoor	N	C	P
Animal services including:				
	Dog or cat hotel/kennel	N	N	C
	Grooming for cats and dogs	N	C	P
	Hospital, small animals only, and provided conducted within completely enclosed building, including kennel	N	C	P
	Hospital/veterinary for large animals	N	C	C
	Pet and pet supply store, including kennel	N	C	P
Antique, import or souvenir shop		C	C	P
Athletic and sporting goods including:				
	Archery shop and range, provided conducted within completely enclosed building	C	C	P
	Bicycle sales and service	C	C	P
	Boat sales	C	C	P
	Gymnasium	C	C	P
	Handgun shooting range (indoor)	N	C	C
	Health club	C	C	P
	Motorboat sales and service	N	C	C
	Store, excluding sale or repair of motor vehicles, motorboats or motors	N	C	P
Automobile including:				
	Convenience store, with car wash, no gas	N	C	P
	Gas island and convenience store, with car wash	N	C	P
	New or used sales and service	N	C	C
	Parts sales	N	C	P
	Rental auto	N	C	C

Rental, U-haul type	N	C	C
Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building	N	C	C
Tire sales and service	N	C	C
Bakery:			
Manufacture limited to goods retailed on premises	N	C	P
Manufacture of goods sent to other locations	N	C	P
Bath and massage establishment	N	C	C
Blueprinting or photostatting	C	C	P
Building materials sales	N	C	P
Bus terminal	N	C	P
Candy:			
Manufacture of goods shipped to other locations	N	C	P
Store, confectionery	C	C	P
Car wash:			
Automatic/drive-through type	N	C	P
Manual spray	N	C	P
Carpet sales	N	C	P
Church	P	P	P
Church, temporary revival, no tents allowed	C	C	C
Cleaning:			
Dry cleaning establishment	N	C	P
Laundromat	P	P	P
Clinics:			
Laboratory, dental or medical	C	C	P
Medical or dental	C	C	P
Optometrist, optician or oculist	C	C	P
Physician or surgeon	C	C	P
Data processing service and supplies	N	C	P
Detective agency or security	C	C	P

Dwelling, single-family, when attached to business structure and occupied by the business owner or a business employee:	C	C	C
Hotel	N	C	P
Motel	N	C	P
Educational institution:			
Nursery school and preschool	C	C	P
Public or private college or university	C	C	C
Public, private or charter school grades K-12	C	C	C
Trade, technical or industrial school	C	C	C
Electrical and heating appliances and fixture sales and service	N	C	P
Electronic equipment sales and service	N	C	P
Employment agency	N	C	P
Express and transfer parcel service (store)	N	C	P
Financial institution:			
Bank	N	C	P
Credit union	N	C	P
Payday loans/check cashing/consumer loans/title loans	N	N	C
Food service:			
Cafe or cafeteria	C	C	P
Catering establishment	C	C	P
Delicatessen	C	C	P
Ice cream parlor	C	C	P
Restaurant	C	C	P
Restaurant, drive-in	C	C	P
Glass sales and service, home and auto	N	C	P
Gold buying store including all precious metals	N	N	C
Government buildings or uses, nonindustrial	C	C	P
Greenhouse and nursery, soil and lawn service	N	C	P
Gunsmith	N	C	P
Home improvement store	N	C	P

Hospital:	C	C	P
Hospital with heliport	N	C	C
Household appliance sales and incidental service	N	C	P
Household cleaning and repair	N	C	P
Insurance agency	C	C	P
Janitor service and supply	N	C	P
Jewelry store including manufacturing, repair and buying metal and stones	N	C	P
Library	C	C	P
Linen supply service	N	C	C
Liquor store, state store only	N	C	C
Locksmith	C	C	P
Lodge or social hall	N	C	C
Machine shop operations incidental to any use permitted in C-3 district	N	C	C
Manufacture of goods retailed on premises	N	C	C
Miniature golf	N	C	C
Mortuary	N	C	P
Motorcycle and motor scooters sales and service	N	C	C
Museum	C	C	P
Office in which goods or merchandise are not commercially created, exchanged or sold	C	C	P
Office in which goods or merchandise may be commercially created, exchanged or sold	N	C	C
Accountant	C	C	P
Legal	C	C	P
Medical/dental	C	C	P
Office machines sales and service	N	C	P
Office supply	N	C	P
Professional	C	C	P
Parking lot or garage for passenger automobiles	C	C	C
Pawnshop	N	N	C

Pest control and extermination	N	C	P
Pharmacy	C	C	P
Photo studio	C	C	P
Post office	C	C	P
Printing, lithographing, publishing or reproduction sales and service	N	C	P
Public utilities substation	C	C	C
RV sales and service	N	C	C
Radio, television or FM broadcasting station	N	C	P
Real estate agency	C	C	P
Reception center or wedding chapel	N	C	P
Rental agency for home and garden equipment	N	C	P
Retail goods establishments	C	C	P
Retail service establishments	C	C	P
Smoke shop	N	N	C
Tattoo parlor	N	C	C
Taxidermist	C	C	P
Telemarketing	N	C	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work	P	P	P
Travel agency	C	C	P
Utility substation or building	C	C	C
Ventilating equipment sales and service, including heating and air conditioning	N	C	P

(Ord. 803, 4-4-2012; amd. Ord. 850, 2-4-2014)

10-10A-5: SITE PLAN APPROVAL REQUIRED:

In considering any site plan as regulated by this title for permitted or conditional uses specified in this chapter, the planning commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any commercial zone, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the planning commission prior to issuance of a building or land use permit.

A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for commercial zones, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. Conditional uses are regulated by [chapter 19](#) of this title. (Ord. 803, 4-4-2012)

Title 10 Chapter 11 Article A "Office Park Zone (OP)":

10-11A-1: PURPOSE AND INTENT:

The purpose of heavy manufacturing zones is to provide suitable areas that will accommodate the need for heavy intensity manufacturing and extractive and associated uses where the environmental impact upon the community may be substantial and where public regulation may be necessary to preserve the general welfare of the community. The two (2) types of manufacturing zones provided for in this article are as follows: (1985 Code § 19-25-1)

A. M-1 - light manufacturing use zone.

B. M-2 - heavy manufacturing use zone. (1985 Code § 19-25-1; amd. 2001 Code)

10-11A-2: USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated as "N" will not be allowed in that zone. All permitted and conditional uses allowed in the C-3 zone are also allowed as conditional uses in the M-1 zone, except those uses having to do with hotels, lodging houses, and motels.

	<u>M-1</u>	<u>M-2</u>
Accessory uses and buildings customarily incidental to a permitted use	P	P
Agriculture	P	P
Ambulance base station	P	P
Ambulance substation	P	P
Animal hospitals	P	P
Animals and fowl for family food production	P	P
Battery manufacture	C	C
Boat building	P	P
Body and fender work, if conducted within a closed building	P	P

Bottling works, soft drinks	P	P
Building material sale yard including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section	C	P
Carnival or other amusement enterprises, transient in nature	C	C
Carpenter shop, cabinet shop	C	C
Carpet and rug cleaning and dyeing	P	P
Construction of buildings to be sold and moved off the premises	P	P
Contractor's equipment storage yard or rental of equipment used by contractors	C	C
Dairy	P	P
Draying, freighting or trucking yard or terminal	C	P
Dry cleaning plant	P	P
Dwelling unit for watchman and family	P	P
Egg handling, process and sales	P	P
Electric appliances and/or electronic instruments assembly	P	P
Express office	P	P
Feed, cereal or flour mill	N	P
Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products	C	C
Foundry, casting lightweight, nonferrous metal without causing noxious odors or fumes	C	C
Garage, public	P	P
Glass manufacturing	C	C

Go-cart racing or drag strip racing	N	C
Honey extraction	P	P
Ice manufacturing and storage	P	P
Incinerator nonaccessory; provided, that no objectionable fumes and odors are emitted	N	C
Kennel, enclosed within a building	C	C
Knitting mill	P	P
Laboratory	P	P
Laundry	P	P
Lithographing including engraving and photo engraving	P	P
Machine shop	P	P
Manufacture, fabrication, assembly, canning, compounding, packaging, process, treatment, storage and/or maintenance of the following:	C	C
Automobile and parts		
Cans		
Emery cloth excelsior		
Hardware		
Machinery, matches		
Oxygen		
Salt		
Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw material which is incidental to the above described products; and provided, that such crushing facilities shall be located not closer than 200 feet to any property line	C	C
Manufacturing and maintenance of the following:	P	P
Business machines		
Cameras and photographic equipment		
Electric and neon sign, billboard and/or commercial advertising structures		

Light sheet metal products, including heating and ventilating ducts and equipment		
Musical instruments		
Novelties		
Rubber and metal stamps		
Toys		
Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials:	C	C
Bone		
Feathers		
Fiber		
Fish		
Glass		
Hair		
Horn		
Leather		
Paint		
Paper		
Plastic		
Rubber		
Tobacco		
Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:	P	P
Canvas		
Cellophane		
Cloth		
Cork		
Felt		
Shell		
Straw		
Textile		
Wood		
Yarn		
Manufacturing, compounding, processing, packing, and treatment of the following products:	P	P
Bakery goods		
Candy		
Dairy products		
Pharmaceuticals		

Manufacturing, compounding, processing, packing and treatment of the following products:	C	C
Cosmetics		
Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, the rendering of fat		
Toiletries		
Manufacturing, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or maintenance of the following:	N	C
Alcohol		
Brass		
Candles, cast stone products, cement and cinder products, copper ceramic products, clay products		
Dyestuff		
Feathers, fiber, fish food products		
Glass, glucose, gypsum		
Hair		
Ink, iron		
Lampblack, linoleum, lime		
Malt, meats		
Oilcloth, oiled rubber goods		
Paper, paint, pulp, pickles, plaster, plaster of Paris, plastic		
Sauerkraut, sheet metal, shellac, shoddy, shoe polish, soap and detergent, starch, steel		
Terra cotta, tile, turpentine		
Varnish, vinegar		
Yeast		
Manufacturing, processing, compounding, packing treatment and/or storage of acetylene gas	N	C
Meat products smoking, curing and packing; provided, that no objectionable fumes are emitted	C	C
Metals and metal products treatment and processing	N	C
Monument works	P	P
Motion picture studio	P	P
Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning	P	P

Parking lot	C	C
Petroleum refining and storage	N	C
Planing mill	P	P
Printing, including engraving and photo engraving, blueprinting, photostating and duplication	C	C
Public and quasi-public uses	P	P
Public transit yards	C	C
Radio and television transmitting towers	P	P
Railroad yards, shop and/or roundhouse	N	C
Retail sale of products produced by, developed in conjunction with, or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property; provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business	C	C
Sandblasting	C	C
Service station	P	P
Sign painting shop	P	P
Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work	C	C
Transfer company	C	C
Trucking terminal	C	C
Upholstering, including mattress manufacturing, rebuilding, and renovating	P	P
Used car lot	P	P

Veterinary and hotel or beauty parlor for cats and dogs	P	P
Warehouse	P	P
Weaving	P	P
Welding shop	C	C
Wholesale business	P	P
Uses which follow, provided they are located at least 600 feet from any zone boundary:	N	C
<input type="checkbox"/> Blast furnace		
<input type="checkbox"/> Cement, concrete, mortar, plaster, or paving material central mixing plant		
<input type="checkbox"/> Gravel pits, quarries		
<input type="checkbox"/> Junk or salvage yard, provided the use is enclosed with a 7 feet high solid fence or wall		
<input type="checkbox"/> Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following:		
<input type="checkbox"/> Acid		
<input type="checkbox"/> Ammonia		
<input type="checkbox"/> Asphalt		
<input type="checkbox"/> Bleaching powder and chlorine		
<input type="checkbox"/> Bone		
<input type="checkbox"/> Chemicals of an objectionable or dangerous nature		
<input type="checkbox"/> Coal or wood		
<input type="checkbox"/> Creosote		
<input type="checkbox"/> Disinfectants or insecticides		
<input type="checkbox"/> Fat		
<input type="checkbox"/> Fireworks or explosives		
<input type="checkbox"/> Fur		
<input type="checkbox"/> Gas		
<input type="checkbox"/> Gelatin or size		
<input type="checkbox"/> Glue		
<input type="checkbox"/> Hide		
<input type="checkbox"/> Ore		
<input type="checkbox"/> Plastic		
<input type="checkbox"/> Potash		
<input type="checkbox"/> Pyroxylin		
<input type="checkbox"/> Roofing or waterproofing materials		
<input type="checkbox"/> Rubber or gutta percha		
<input type="checkbox"/> Tallow grease or lard		

<input type="checkbox"/>	Tar	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Ore beneficiation	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Smelting or refining of materials	<input type="checkbox"/>	<input type="checkbox"/>

(Ord. 658, 4-18-2006)

10-11A-3: SITE DEVELOPMENT STANDARDS:

	<u>M-1</u>	<u>M-2</u>
Minimum site area	20,000 square feet	
Minimum lot width	100 feet	100 feet
Minimum yard setbacks:		
Front	30 feet on streets of less than 80 feet in width, 50 feet on all streets and highways of 80 or more feet in width	
Side	None, except 20 feet adjacent to a residential boundary	
Rear	None, except 20 feet where building rears on a residential zone	
Building height:		
Minimum	1 story	1 story
Maximum	None	None
Lot coverage	Not over 80 percent of lot area of building	

(Ord. 658, 4-18-2006)

10-11A-4: SITE PLAN APPROVAL REQUIRED:

In considering any site plan as regulated by this title for permitted or conditional uses specified in this article, the planning commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any manufacturing zone, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and the provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the planning commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for manufacturing zones and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. Conditional uses are regulated by [chapter 19](#) of this title. (Ord. 658, 4-18-2006)

General Plan Guidance (Section Reference)

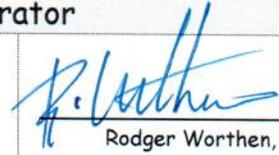
Listed as Planned Commercial - High use.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator

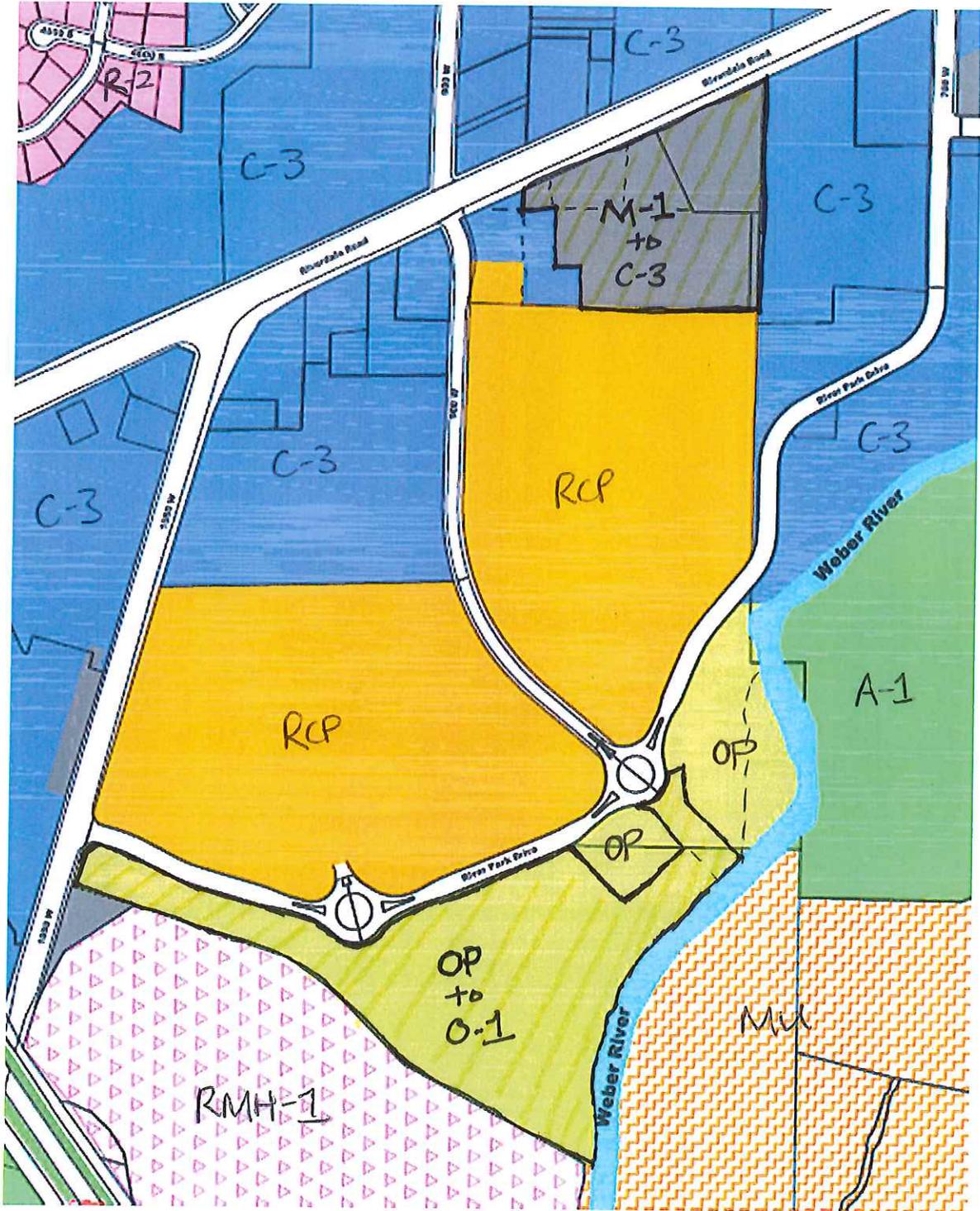


Rodger Worthen, City Administrator

30
December 17, 2015

Riverdale City – rezone requests for properties along River Park Drive from Office Park (OP) Zone to Open Space (O-1) Zone and for properties along Riverdale Road from Light Manufacturing Use (M-1) Zone to Regional Commercial (C-3) Zone.

 = Areas bound in black are proposed to be rezoned as noted.



1050 West to 900 West River Park Drive and 843 West Riverdale Road
– 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)



December 29th, 2015

Cutrubus Freeway Mazda

Attn: Homer Cutrubus
895 West Riverdale Road
Riverdale, Utah 84405

Dear Cutrubus Freeway Mazda Owner/Operator:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 843 West Riverdale Road 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, January 12, 2016
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 Light Manufacturing Use (M-1) to Regional Commercial (C-3) for properties located at 843 West Riverdale Road. 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 M-1 zoning language is found under Title 10, Chapter 11A, and the C-3 zoning language is found under Title 10, Chapter 10A.

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 30 day of December, 2015, I supervised the placement of a sign on property located at approximately 843 w Riverdale Road, 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 30 day of December, 2015.

A handwritten signature in black ink that reads "Jeff Woody". The signature is written in a cursive style with a large initial "J".

Jeff Woody, Community Development Department

Riverdale
City



**NOTICE OF
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERDALE CITY AT:

801-394-5541 x1215

FOR INFORMATION, CONTACT RIVERDALE CITY AT:

801-394-5541 x1215

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 December 30, 2015
2. Weber School District: sent on December 30, 2015
3. Weber County Government: sent on December 30, 2015
4. Roy Water Conservancy District: sent on December 30, 2015
5. Weber Basin Water Conservancy District: sent on December 30, 2015
6. Comcast: sent on December 30, 2015
7. Century Link: sent on December 30, 2015
8. Rocky Mountain Power: sent on December 30, 2015
9. Questar Gas: sent on December 30, 2015

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 12, 2016**

AGENDA ITEM: E4

SUBJECT: Voting consideration to select the Planning Commission Chair Member and Vice Chair Member.

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Vote then recommend approval of results to City Council

INFORMATION: [PC Bylaws - Elections](#)

[BACK TO AGENDA](#)

**RIVERDALE CITY PLANNING COMMISSION
BYLAWS AND RULES OF ETHICAL CONDUCT
AS AMENDED FEBRUARY 3, 2004**

Riverdale City Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these Bylaws and Rules of Conduct.

I. MEMBERS.

- A. Chair and Vice Chair.** Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as the Interim Chair.
- B. Secretary.** The City Council may appoint the Secretary of the Planning Commission upon recommendation of the Planning Commission.
- C. Staff.** The Planning Commission may recommend to the City Council the appointment of a Director of Planning and other staff as may become necessary from time to time.
- D. Voting.**
1. The Chair, or Vice Chair in the absence of the Chair, shall vote on all questions before the Commission.
 2. An affirmative vote of not less than (4) voting members present at the meeting shall decide all matters under consideration by the Planning Commission, unless otherwise provided for in these rules. Voting shall be by voice vote and shall be recorded by "yeas" and "nays". The number of abstentions and the names of members voting either "yea" or "nay" or abstaining shall be recorded on the request of any member.
- E. Parliamentary Procedure.** Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, as revised.
- F. Record of Meetings.** The Secretary of the Commission shall keep an accurate record of the proceedings and perform other duties as the Commission may determine.