RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – August 4, 2020

5:30 p.m. – Work Session *(City Council Conference Room)*
No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

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

E. Presentations and Reports
1. Mayor's Report
   a. Council Committee Assignment Reports

F. Consent Items
1. Consideration to approve meeting minutes from:
   July 21, 2020 City Council Work Session
   July 21, 2020 City Council Regular Session

G. Action Items

1. Consideration of Ordinance 923, the rezone of property located at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) zoning to Multiple Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property.

   Presenter: Mike Eggett, Community Development

2. Consideration of Ordinance 924, the rezone of property located at approximately 4100 South Pacific Avenue from Regional Planned Commercial (CP-3) zoning to Multiple Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property.

   Presenter: Mike Eggett, Community Development

H. Discretionary Items

I. 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. C**ertificate 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 31st day of July, 2020 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) the Standard-Examiner via email. Shalee Evans, City Recorder

**The City Council meeting on August 4, 2020 is viewable and will be conducted electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. **

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

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 4, 2020

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION:

a. July 21, 2020 City Council Work Session

b. July 21, 2020 City Council Regular Session

BACK TO AGENDA

Minutes of the **Work Session** of the **Riverdale City Council** Tuesday, July 21, 2020 at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
	City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney/Acting City Administrator Scott Brenkman, Police Chief Cody Cardon, Business Administrator Jared Sholly, Fire Chief Shawn Douglas, Public Works Rich Taylor, Community Services
	Excused:	Mike Eggett, Community Development Shawn Douglas, Public Works Shalee Evans, City Recorder

The Work Session meeting began 5:30 p.m. Mayor Searle welcomed the Council Members stating for the record that all Councilmembers were present and noted that Shalee Evans, City Recorder, was excused from tonight's meetings.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle asked if anyone had any questions for Steve Brooks, Acting City Administrator, regarding the city administration report. There were no questions.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on June 16, 2020 and the June 22, 2020 Special meeting. Councilmember Ellis noted a spelling error.

Action Items:

Mayor Searle invited discussion regarding the first action item, Consideration of Resolution 2020-15, to approve an Interlocal Agreement between Riverdale city, Roy city and the Weber Fire District concerning automatic mutual aid in EMS first responder services.

Jared Sholly, Fire Chief, went over the executive summary which explained, The Fire Department of each party agrees to respond to provide EMS First Responder services within the geographical areas of a requesting party. The areas to be served by this agreement shall include predetermined jurisdictional boundaries within the Weber Fire District, Riverdale Fire Department, and Roy Fire Department response areas. Parties agree to respond on an as needed basis, so to provide a closest unit response. Weber County Dispatch Center will dispatch the most appropriate units as recommended by the dispatching system.

Councilmember Arnold asked if this effects the city's agreement with South Ogden. Chief Sholly stated that this is separate and will not affect us with South Ogden and South Ogden is independent just like Riverdale and have their own agreement.

Mayor Searle invited discussion regarding the second item, Consideration of Resolution 2020-16, to approve an Interlocal Agreement between Riverdale city and Weber county concerning an Interlocal Agreement to assist with the distribution of CARES Act funding.

Steve Brookes, City Attorney, went over the executive summary which explained, The Federal Government has allocated a sum of money to be used to reimburse local businesses that have been negatively affected as a result of the Corona-19 virus.

The City has the option to handle all distributions in-house or look at other ways to distribute the funds. Weber County has already implemented a program for fund distribution and after having reviewed this option, staff and Administration felt that the County option would best fit the needs and situation of Riverdale City.

This Interlocal Agreement with Weber County sets forth the terms and conditions of Weber County's distribution program and staff recommends that the Council enter into the Agreement with the County for the CARES ACT business distribution.

Mayor Searle invited discussion regarding the third action item, Consideration of Resolution 2020-17, to declare property held by the city as surplus or otherwise no longer viable for city use or purposes and authorizing the use of sale of the same.

Scott Brenkman, Police Chief, went over the executive summary which explained, The Police Department was approved to purchase new workout equipment for the gym located in the Police Department. The old equipment that will no longer be used needs to be declared as surplus so we can sell the equipment to make room for the equipment that will be purchased.

Councilmember Ellis asked if the items are auctioned or advertised. Chief Brenkman noted that the items are usually listed on KSL.

Discretionary Items:

Councilmember Hilton asked Mr. Brooks if there are any concerns with the resolution for the CARES Act funding. Mr. Brooks noted that he will send out an email on the resolution so he can have clarification.

Mayor Searle stated that there were comments on the city Facebook page regarding recycling and recycle earth is bringing recycle material to a landfill and that residents were expressing concern at the Ogden city council meeting. Mayor Searle noted that Riverdale is in fact bringing all recycle material to the recycle center.

Adjournment:

Having no further business to discuss the Council adjourned at 6:21 p.m. to convene into their Regular City Council Meeting.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 21, 2020, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
	City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney/Acting City Administrator Scott Brenkman, Police Chief Jared Sholly, Fire Chief Rich Taylor, Community Services Cody Cardon, Business Administration
	Excused:	Shawn Douglas, Public Works Mike Eggett, Community Development Shalee Evans, City Recorder

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Mitchell to lead the Pledge of Allegiance. Councilmember Mitchell shared his experience with his recent trip to Mount Rushmore.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember all the events happening in our country at this time and that we will soon have piece. Also, our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

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

Matthew Evans addressed the council with a folder full of letters and a petition with over 100 signatures regarding keeping Ritter Drive a one-way road.

E. Presentations and Reports

1. Mayors Report

Mayor Searle stated that COVID-19 updates from Weber County Health Department, shows 32 active cases in Riverdale city. He noted that he received an email from Janet D. Young thanking the city for all the improvements made with the round abouts and how pleasing they are. He thanked Shawn Douglas and the Public Works department for their hard work and stated the all the landscaping looks good.

Councilmember Stevens wanted to thank Rich Taylor for the accommodating service with the community center. Mayor Searle read a letter from Lindsey Baird, she was thanking Riverdale city and the Mayor for welcoming her and the RCC into the city and stated how helpful and attentive the police department and city leaders have been.

2. City Administration Report

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

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and June 18, 2020 Regular Session and June 22, 2020 Special Meeting.

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

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

G. <u>Action Items</u>

1. Consideration of Resolution 2020-15, to approve an Interlocal Agreement between Riverdale city, Roy city and the Weber Fire District concerning automatic mutual aid in EMS first responder services.

Jared Sholly, Fire Chief, went over the executive summary which explained, The Fire Department of each party agrees to respond to provide EMS First Responder services within the geographical areas of a requesting party. The areas to be served by this agreement shall include predetermined jurisdictional boundaries within the Weber Fire District, Riverdale Fire Department, and Roy Fire Department response areas. Parties agree to respond on an as needed basis, so to provide a closest unit response. Weber County Dispatch Center will dispatch the most appropriate units as recommended by the dispatching system.

MOTION: Councilmember Arnold moved to approve Resolution 2020-15. Councilmember Hilton seconded the motion.

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

ROLL CALL VOTE: Councilmembers all voted in favor. Motion passes.

2. Consideration of Resolution 2020-16, to approve an Interlocal Agreement between Riverdale city and Weber county concerning an Interlocal Agreement to assist with the distribution of CARES Act funding.

Steve Brooks, City Attorney, went over the executive summary which explained, The Federal Government has allocated a sum of money to be used to reimburse local businesses that have been negatively affected as a result of the Corona-19 virus.

The City has the option to handle all distributions in-house or look at other ways to distribute the funds. Weber County has already implemented a program for fund distribution and after having reviewed this option, staff and Administration felt that the County option would best fit the needs and situation of Riverdale City.

This Interlocal Agreement with Weber County sets forth the terms and conditions of Weber County's distribution program and staff recommends that the Council enter into the Agreement with the County for the CARES ACT business distribution.

MOTION: Councilmember Arnold moved to approve Resolution 2020-16. Councilmember Ellis seconded the motion.

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

ROLL CALL VOTE: Councilmembers all voted in favor. Motion passes.

3. Consideration of Resolution 2020-17, to declare property held by the city as surplus or otherwise no longer viable for city use or purposes and authorizing the use of sale of the same.

Scott Brenkman, Police Chief, went over the executive summary which explained, The Police Department was approved to purchase new workout equipment for the gym located in the Police Department. The old equipment that will no longer be used needs to be declared as surplus so we can sell the equipment to make room for the equipment that will be purchased.

Councilmember Stevens asked where the equipment is currently located inside the department. Chief Brenkman stated that it is in the gym downstairs within the police station.

Councilmember Arnold asked Mr. Cardon if we donate the equipment if it would be beneficial. Cody Cardon stated that the equipment is in poor condition and unless the community center would like to use it, KSL would be the best option.

MOTION: Councilmember Arnold moved to approve Resolution 2020-17. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

ROLL CALL VOTE: All voted in favor. Motion passes.

H. Closed Executive Session

MOTION: Councilmember Ellis moved to open the closed executive session. Councilmember Arnold seconded the motion. All voted in favor.

ROLL CALL VOTE: All voted in favor.

I. Discretionary Items

Councilmember Arnold asked if there is a possibility to have cameras installed behind the Sam's Club.

Mayor Searle asked if there were any public comments during the meeting. There were no comments.

J. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 7:44 p.m.

_____ _____

Norm Searle, Mayor Shalee Evans, City Recorder

Date Approved:

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 4, 2020

AGENDA ITEM: G1

SUBJECT: Consideration of Ordinance 923, the rezone of property located at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) zoning to Multiple Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Riv North LLC 4113 S. Rezone Exec Summ – CC [20200804]

b. Ordinance 923

c. Riv North LLC Rezone Area – 20200721

d. 4100-4113 S Rezone App [Update] Riverdale North - 20200701

e. Riv North LLC Rezone – Pub Hear Notice Checklist 20200716

f. Riv North LLC Rezone – Pub Entities List 20200715

g. Riv North LLC Rezone 10-9a-205(4)(a) notice to Riverdale Center North LLC

h. Riv North LLC 4113 S Rezone – CERT OF SIGN PLACEMENT[rkoger] 20200715

i. Riv North LLC Rezone Sign Placement 4113 S.

j. Upcoming PC Public Hearing Notice documents (anything you have prepared and deem appropriate for this, refer to what has been included for previous rezone public hearings)

k. Riv North LLC Standard Ex Publish Notice – 20200717 [mini] or feel free to use other Publication Notice for rezone properties (anything you have prepared and deem appropriate for this, refer to what has been included for previous rezone public hearings or contact me)

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 08-04-2020	Petitioner: Riverdale Center North, LLC/AWA Engineering Group

Summary of Proposed Action

Riverdale Center North, LLC (as represented by AWA Engineering), the petitioner in this matter, is requesting a rezone of property located at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property (see the application documents for further explanation). Neighboring properties to the north and east are currently zoned with M-1 and CP-3 zoning, properties to the west are the Union Pacific railyards, and properties to the south are zoned with RCP zoning. This request is for approximately 2.715 acres of land located on this property along 300 West and Pacific Avenue that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing for this rezone request was held on July 28, 2020. As required by State Code and to allow for public commentary, the public hearing was previously noticed and held with the Planning Commission to receive and consider public comment on the proposed amendment to the zoning map. I did receive one inquiry about the public hearing from the owner and operator of the chiropractic office on this property and I explained to him more details about the request. Otherwise, no other public comments were provided prior to the public hearing. At the conclusion of the public hearing, the Planning Commission made a recommendation for the City Council to approve the requested rezone as submitted for the property at approximately 4113 South Pacific Avenue. Following discussion in this matter, the City Council may approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-13B "Retail/Commercial Park Overlay Zone (RCP)" and 10-9E "Multiple-Family Residential (R-4) zone".

The petitioner's property is currently listed in the County Records under the ownership of Riverdale Center North LLC. This property is currently being utilized as a regional detention basin, a chiropractic practitioner's office, and an adjacent undeveloped existing future building pad. This property was historically designed by the previous owners to have complementary commercial uses to the neighboring shopping center properties.

The appropriate application and supporting documentation have been submitted and provided to the City Council for review (please see attached applicant response documentation and maps for more).

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

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 City Council to review this matter and discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the City Council act accordingly to approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial – High". The proposed rezone request and project concept could be of benefit in strengthening established commercial areas and potentially support new commercial uses within this land use designation area.

Legal Comments – City Attorney

	Steve Brooks, Attorney

Administrative Comments – City Administrator

	Rodger Worthen, City Administrator

ORDINANCE NO. 923

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT 4113 SOUTH PACIFIC AVENUE FROM RCP TO R-4; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Riverdale Center North, LLC (Petitioner), as represented by AWA Engineering, has requested that approximately 2.715 acres of land, with a current zoning designation of RCP (Retail/Commercial Park Overlay (RCP), located at approximately at 4113 So. Pacific Ave. in Riverdale City, Weber County; be rezoned to a land use designation of R-4 (Multiple Family Residence), for the subject property; and

WHEREAS, the City Council of the Riverdale City, pursuant to the Municipal Land Use Development and Management Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan that outlines future and projected growth and development goals, desires and intentions and provides for the planning and mapping of said matters; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on July 28, 2020, to receive comments on the proposed amendment and has considered all comments received as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission has recommended that the Council designate an R-4 (Multiple Family Residential) zoning modification for the affected property. The petition has now been passed on to the City Council to adopt the recommendation of the Planning Commission and allow the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and finds that the proposed ordinance is in the best interest of the citizens of the City of Riverdale.; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:

Section 1.
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and does meet the goals or policies of the City's land use development plan and does not raise significant issues or concerns about the impact on the City's resources and services. The Council hereby approves the rezone request made by the land owner to amend approximately 2.715 acres of land, with a current zoning designation of RCP

(Retail/Commercial Park Overlay), located at approximately at 4113 So. Pacific Avenue in Riverdale City, Weber County; be rezoned to a land use designation to R-4 (Multiple Family Residential).

Section 2.
That the Land Use Map designation is hereby amended from a RCP land use designation to R-4 for the property legally described and outlined in the attached Exhibit(s) (attached hereto as Attachment A and incorporated by reference), and that the Maps shall be hereby amended as outlined and be hereby incorporated and adopted into the City's General Plan and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

Section 3.
That the Community Development Department is further authorized to make the necessary map change to reflect the change authorized by this Ordinance. The Community Development Department shall take all necessary steps to insure that the intent of this Ordinance is duly recognized and recorded. The City Attorney is authorized to prepare further written findings on the matter, consistent with this finding, should they be needed.

Section 4. Repeal of Conflicting Ordinances.
All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6.
The effective date of this amendment shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this _____ day of August 4, 2020.

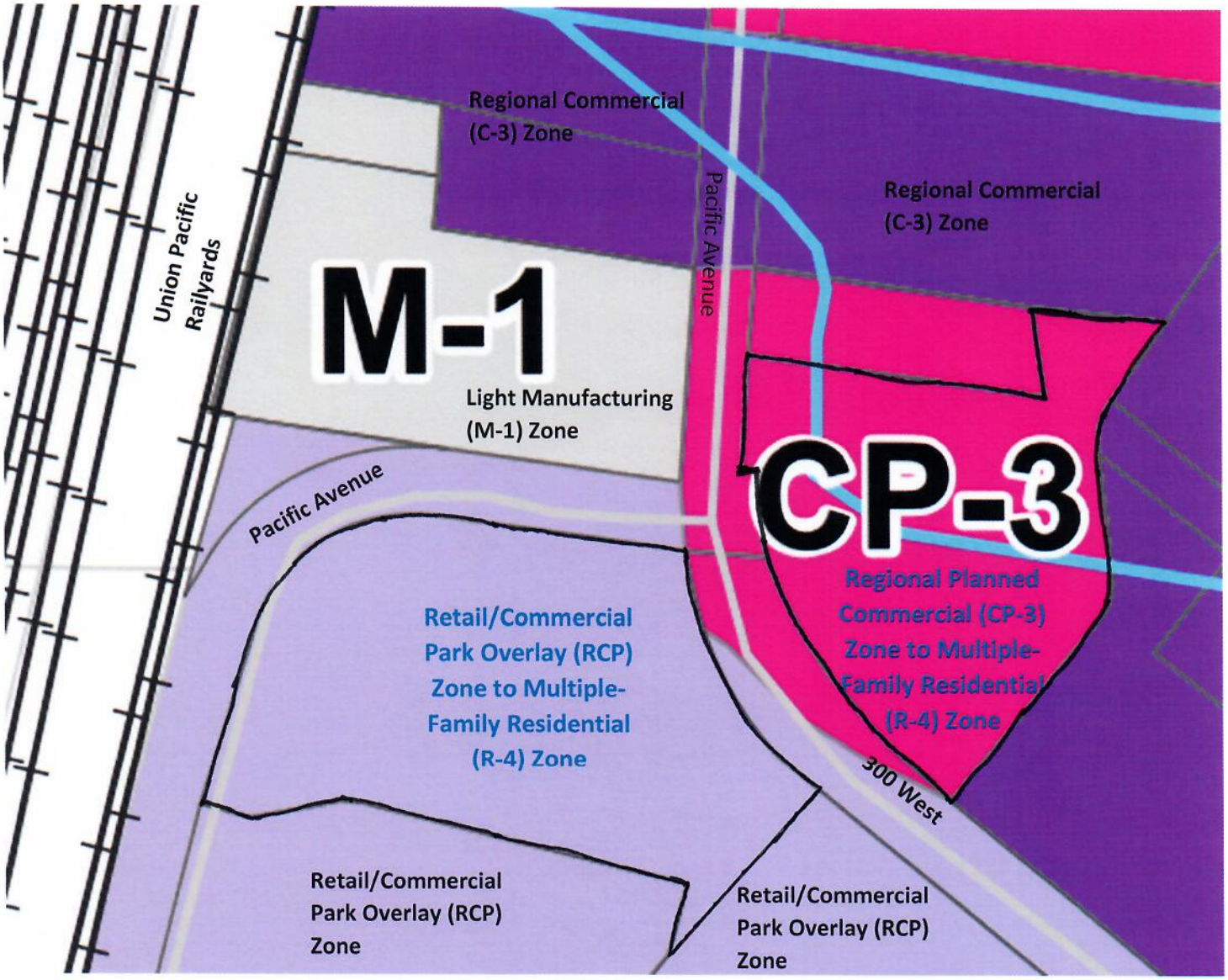
_____
Norm Searle, Mayor

Attest:

_____
Shalee Evans, City Recorder

July 28th, 2020

CCA, LLC/AWA Engineering – rezone request for properties at approximately 4100 South Pacific Avenue from Regional Planned Commercial (C-3) Zone to Multiple-Family Residential (R-4) Zone; and at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) Zone to Multiple-Family Residential (R-4) Zone. Area bound in black requested to be rezoned as noted.



Riverdale City

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

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: July 1, 2020

FEE SCHEDULE: $250

APPLICANT NAME: Anderson Wahlen & Associates
Jake Tate

PHONE NUMBER: On File

APPLICANT ADDRESS: On File

ADDRESS OF SITE: Parcel #'s 05-139-0090 (approx. 4000 S. Pacific Ave.) & 06-337-003 (approx. 4013 S. Pacific Ave.)

PROPERTY OWNER: Riverdale Center North LLC - Steven Usdan

PRESENT ZONING: CP-3 & RCP

PRESENT USE: Vacant Land & Residential House/Detention Pond

PROPOSED ZONING: R-4

PROPOSED USE: Multi-Family Residential

PROPERTY ACREAGE: Approx. 5.29 Acres

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

A. Why should the present zoning be changed?

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

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

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

Signature of Applicant

Riverdale Center North, LLC

Signature of Property Owner

I authorize Anderson Wahlen & Associates - Jake Tate to act as my representative in all matters relating to this application.

Riverdale City

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

APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:

   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.

   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.

   c. LEGAL DESCRIPTION of the subject property.

   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: 7/28/2020 Decision: Recommend City Council Approval of Rezone Requests on 4100 S. + 4113 S. Pacific Ave.

City Council consideration of application:

Date: _____ Decision: _____

ANDERSON WAHLEN & ASSOCIATES

July 1, 2020

Riverdale City
Community Development Dept.
4600 So. Weber River Drive
Riverdale, UT 84405

Attn: Mike Eggett

Re: Rezone Request for Parcel #'s 05-139-0090 & 06-337-003

Dear Mike,

Riverdale Center North LLC (RCN) would like to formally request the rezone of two properties located along 300 West Street (Pacific Avenue) at approximately 4000 & 4013 South. RCN owns properties on both sides of 300 West Street (Pacific Ave.) and the two properties in question fall on the east and west side of the road directly opposite each other. Currently, the properties are split zoned with the property on the west side of 300 West Street (Pacific Ave.) being zoned RCP (Retail/Commercial Park Overlay Zone) while the property on the east side of 300 West Street (Pacific Ave.) is zoned CP-3 (Planned Regional Commercial Zone). The east property has historically been vacant with no evidence of any development activity in the past 30 years. Likewise, the west property contains a residential home and a detention pond serving the shopping center to the south. The home appears to have been on the property for at least 30 years with the detention pond being added to the property sometime in the late 90's early 2000's. Based on the location of these properties relative to the front line commercial/retail properties that front onto Riverdale Road, the abundance of commercial/retail spaces along the entire Riverdale Road Corridor and the history of these properties being vacant or non-commercial properties for over 30 years, RCN would like to the rezone of these two properties from RCP and CP-3 to the R-4 Multiple-Family Residential Zone.

Several factors lead RCN to the decision to request these properties be rezoned to R-4 Multiple-Family Residential Zone. As mentioned above, the location of these properties, tucked back from Riverdale Road make them less than ideal and not a first option location for most top tier commercial tenants searching for a new location. Combine this with the robust commercial corridor along Riverdale Road within the City limits that provides a steady turnover of commercial property availability, these top tier tenants have many options within the City to find property with access to the highly desired visibility and access directly to Riverdale Road. The next tier of potential tenants who would consider this location could struggle with the rent costs associated with building a new commercial/retail building at current construction costs making the prospect of putting commercial/retail at this location marginal at best. In a effort to revitalize two under used properties RCN would like to provide the very people who frequent the adjacent commercial business and use the local services a place to live within walking distance of these local businesses. Since these properties have been essentially vacant with no commercial presence in recent history, the conversion of these properties to residential will not be removing commercial capacity from the City's commercial pool. It would, in fact, be bolstering the local businesses with permanent source of potential customers on their doorstep.

As required by City code, the following section is a summary of how we feel this proposal meets and/or satisfies the development guidelines of the City's general plan. The general plan indicates that "Riverdale should encourage the development of residential areas of various densities and price ranges … including those that will permit persons of low and moderate incomes to locate in Riverdale City." The general plan also points out that "Riverdale's goal is to provide adequate housing for existing and incoming residents and more particularly their children as they grow up and move out of tier parents homes." The proposed rezone would help meet each of these goals stated in the general plan. The general plan continues, "Riverdale City's housing objectives include providing adequate moderate income housing for individuals who wish to work and live in the city so that families renting or seeking less expensive housing have an alternative to locating in outlying areas and commuting if employed in Riverdale City. This goal will also help the city prevent increased traffic congestion, the need for more roads, greater energy consumption and an increase in air pollution, while encouraging businesses to locate closer to their employee base." Again, bolstering the concept mentioned above of providing housing opportunities near the locations where residents work, shop and recreate.

The general plan identifies the City's vision statement for it's housing goals and objectives. This statement is broken down into the 9 statements listed below. We have provided commentary on how our proposal is in harmony with the City's vision:

1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program.

- *As mentioned above, the proposal will revitalize underused properties that have remained undeveloped as commercial properties for decades by injecting life to the area by providing multi-family housing which can support local businesses.*

2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.

- *The proposal is aimed directly at the moderate income level individual looking to find a place and community in Riverdale.*

3. Increase the level of rental assistance for very low and low income and special need populations.

- *While this project will not be directly labeled as a low-income focused project, provisions can be made through the architectural design process to provide units catered to those with disabilities/special needs.*

4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.

- *This proposal would be entirely funded by the private sector while providing a need for more affordable housing in the area.*

5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.

- *Our proposal will meet this vision statement to a tee. Our intent is to provide a high-quality development in a location which would not traditionally be seen as a residential location, thus, spreading the housing demand more evenly across the City. This helps to not overwhelm one area of the City with residential traffic while providing a product that can be utilized by all segments of the population.*

6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.

- *As mentioned above, our proposal would place a residential housing option in an area not traditionally seen as a residential area, thus helping to not concentrate housing in one development or area.*

7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.

- *Our proposal will follow those housing development standards identified in the City Code and those currently in use across the City.*

8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.

- *While our proposal does not impact existing residential areas, by providing multi-family units in this location it would assist in providing stability to the existing area where traditionally there has been no development for decades.*

9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.

- *The housing market across the State of Utah is undergoing a dramatic shift with regards to multi-family developments. All across the State in almost every jurisdiction, multi-family projects are being constructed, in many locations more so than single family homes. As mentioned in the City's general plan, there is a finite amount of developable land in the City of Riverdale. That being the case, if adding residents and having them stay in the City rather than moving away is truly a goal of the general plan, then with limited land, the only way to add more residents to the City is to increase density. Apartments/condos are a viable way to provide moderate income/affordable housing*

with the City of Riverdale. The residents looking to utilize this type housing truly would cover all groups, young families, students, single working professionals, retirees, single family homes. All would benefit by having another housing option in the City of Riverdale.

In closing, we hope that this summary of our rezone request provides clarity on why we feel this location has great potential as a multi-family development. The opportunity to revitalize these under-used properties without removing commercial volume in the City is a challenge we look forward to undertaking. Should you have any questions about our proposal or require any additional information with regards to the rezone, please don't hesitate to contact me directly at (801) 910-5340.

Sincerely,

Jake Tate, P.E.
Project Manager
Anderson Wahlen & Associates

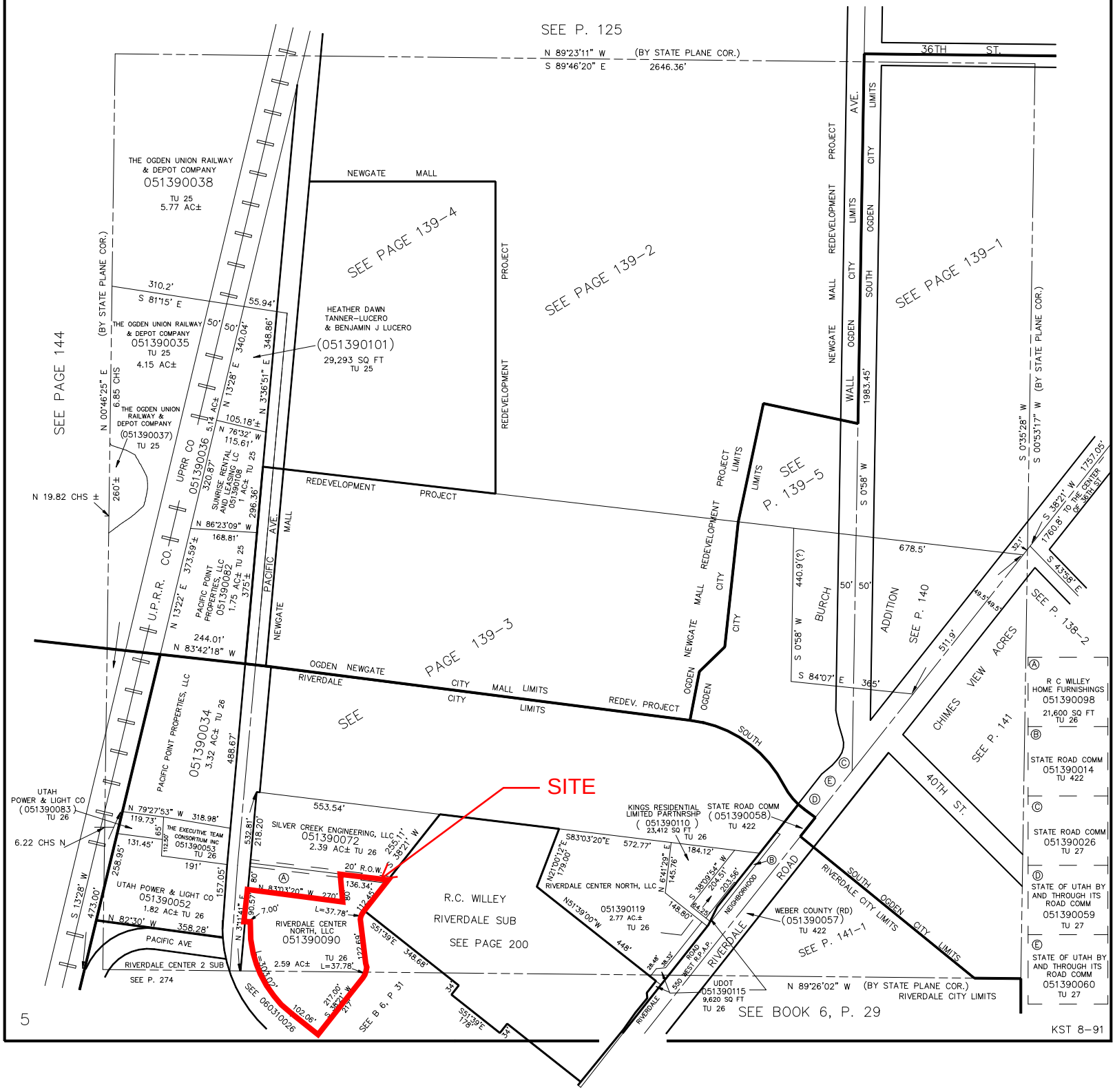
SW 1/4

SECTION 5, T.5N., R.1W., S.L.B. & M.

IN OGDEN CITY, SOUTH OGDEN CITY, RIVERDALE CITY & COUNTY

TAXING UNITS: 25, 26, 27, 423

SCALE 1" = 200'



Riverdale Center North **July 1, 2020**

Part of the Northwest Quarter of Section 8 and Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

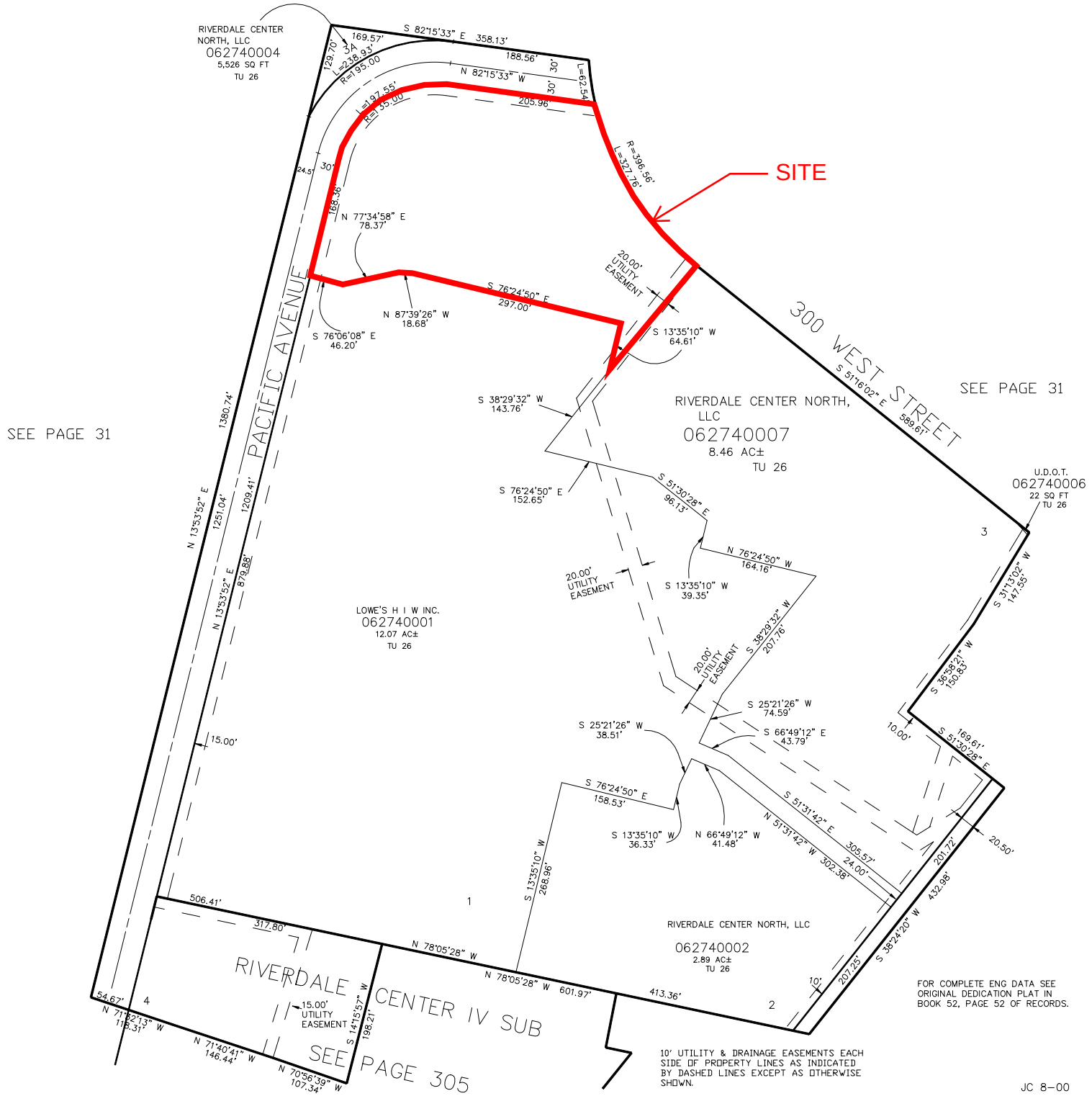
Beginning at a point on the North side of an 80 foot road, which is South 89°49′00″ East 400.47 feet, South 3°11′41″ West 15.29 feet, and South 51°39′00″ East 274.87 feet from the Northwest Corner of said Section 8; and running thence along the North side of said road for two (2) courses as follows: North 51°39′00″ West 102.06 feet to the point of a 316.56 foot radius curve to the right; and Northwesterly along the arc of said curve 303.02 feet (Long Chord bears North 24°13′40″ West 291.58 feet); thence North 86°48′19″ West 7.00 feet; thence North 3°11′41″ East 90.57 feet; thence South 83°03′20″ East 270.00 feet; thence North 03°11′41″ West 80.00 feet; thence South 83°03′20″ East 136.34 feet, thence South 38°21′00″ West 112.45 feet to the point of a 46.56 foot radius curve to the left; thence Southwesterly along the arc of said curve 37.78 feet (Long Chord bears South 15°06′11″ West 36.75 feet) to the point of tangency; thence South 8°08′39″ East 122.69 feet to a point of a 46.56 foot radius curve to the right; thence Southwesterly along the arc of said curve 37.78 feet (Long Chord bears South 15°06′11″ West 36.75 feet) to the point of tangency; thence South 38°21′00″ West 217.00 feet to the point of beginning.

PART OF THE S.W. 1/4, OF SECTION 5, S.E. 1/4 OF SECTION 6, N.E. 1/4 OF SECTION 7, AND THE N.W. 1/4 OF SECTION 8 T.5N., R.1W., S.L.B. & M.

RIVERDALE CENTER II SUBDIVISION

TAXING UNIT: 26, 422

IN RIVERDALE CITY
SCALE 1" = 100'



FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 52, PAGE 52 OF RECORDS.

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

JC 8-00

Riverdale Center II Lot 3 Amended Subdivision

July 1, 2020

Lot 12

All of Lot 12, Riverdale Center II Lot 3 Amended Subdivision according to the Official Records of the Weber County Recorder.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.537812 Jul 6, 2020

ANDERSON WAHLEN & ASSOCIATES

Previous Balance:		.00
MISCELLANEOUS - REZONE REQUEST		250.00
10-34-1500 ZONING & SUB. FEES		
Total:		250.00
CHECK	Check No: 15844	250.00
Total Applied:		250.00
Change Tendered:		.00

Duplicate Copy

07/06/2020 11:50 AM

4100 South Pacific Avenue and 4113 South Pacific Avenue – Checklist Regarding Public Hearing Notice for Rezone Request

☒ Notice Sent to Affected Entities (10 days before hearing date)

☒ Documented List Verifying Date Sent

☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)

☒ Notice in Newspaper of General Circulation (10 days prior to hearing date)

☒ Notice on City Website (10 days prior to hearing date)

☒ Sign Placed on Subject Property (10 days prior to hearing date)

☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)

Affected Entities Notice Listing Information – 4100 S. Pacific Ave. and 4113 S. Pacific Ave.

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

1. UDOT – Region One: sent on July 16, 2020
2. Weber School District: sent on July 16, 2020
3. Weber County Government: sent on July 16, 2020
4. Roy Water Conservancy District: sent on July 16, 2020
5. Weber Basin Water Conservancy District: sent on July 16, 2020
6. Comcast: sent on July 16, 2020
7. Century Link: sent on July 16, 2020
8. Rocky Mountain Power: sent on July 16, 2020
9. Dominion Energy: sent on July 16, 2020
10. Central Weber Sewer District: sent on July 16, 2020

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

July 16th, 2020

Riverdale Center North LLC
5670 Wilshire Blvd, Ste 1250
Los Angeles, CA 90036-5685

Dear Riverdale Center North Group:

Below is a notice of public hearing for two proposed rezone requests for properties located respectively at approximately 4100 South Pacific Avenue and 4113 South Pacific Avenue in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 28th, 2020
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 the following two proposed rezone requests:

The first is for property located at approximately 4100 South Pacific Avenue in Riverdale City from Regional Planned Commercial (CP-3) zoning to Multiple-Family Residential (R-4) zoning.

The second is for property located at approximately 4113 South Pacific Avenue in Riverdale City from Retail/Commercial Park Overlay (RCP) to Multiple-Family Residential (R-4) zoning.

Further information regarding these two proposals can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend. The public may also participate through the City YouTube channel or by emailing the City Recorder at sevans@riverdalecity.com.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the "City Code" tab. The CP-3 zoning language is found under Title 10, Chapter 10B; the RCP zoning language is found under Title 10, Chapter 13B; and the R-4 zoning language is found under Title 10, Chapter 9E.

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

Riverdale City

CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 15th day of July, 2020, I supervised the placement of a sign on property located at approximately 4113 South Pacific Avenue, 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 15th day of July, 2020.

Randy Koger, Community Development Department

NOTICE OF

PUBLIC NOTICE

For the Planning Commission meeting on 7-28-2020, we will be having the meeting electronically. If you would like to join the meeting, the City building will be open, but we highly encourage public to join the meeting electronically to ensure social distancing standards. We have three ways you can address the Commission with any questions or concerns.

If you would like to join the meeting electronically, please use the link below. If you have any questions that you want addressed during the meeting, please email, text or comment on the YouTube video, and we will read your questions to be addressed by the Planning Commission.

Link: https://www.youtube.com/user/riverdalecity

Email: sevans@riverdalecity.com

Text: 801-621-6086

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790
(801)625-4400

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS Printed at 07/17/20 10:35 by reck

Acct #: 100310 Ad #: 1976832 Status: New WHOLD WHOL

NOTICE OF PUBLIC HEARING
RIVERDALE CITY

Riverdale City gives notice that on Tuesday, August 28th, 2020 during the Planning Commission meeting, which begins at 6:00 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments for two items. One is regarding a request to change 4100 S. Pacific Ave, Riverdale, Utah from Regional Planned Commercial to Multiple-Family Residential zoning. The second is to receive and consider public comments regarding a request to change 4113 S. Pacific Ave, Riverdale, Utah from Retail/Commercial Park Overlay to Multiple- Family Residential zoning.
The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Planning Commission of Riverdale City concerning the proposed action at the aforementioned time and place.

Pub:. July 18, 2020 1976832

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 4, 2020

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance 924, the rezone of property located at approximately 4100 South Pacific Avenue from Regional Planned Commercial (CP-3) zoning to Multiple Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Riv North LLC 4100 S. Rezone Exec Summ – CC [20200804] Ordinance 924
b. Riv North LLC Rezone Area – 20200721
c. 4100-4113 S Rezone App [Update] Riverdale North - 20200701
d. Riv North LLC Rezone – Pub Hear Notice Checklist 20200716
e. Riv North LLC Rezone – Pub Entities List 20200715
f. Riv North LLC Rezone 10-9a-205(4)(a) notice to Riverdale Center North LLC
g. Riv North LLC 4100 S Rezone – CERT OF SIGN PLACEMENT[rkoger] 20200715
h. Riv North LLC Rezone Sign Placement 4100 S.
i. Upcoming PC Public Hearing Notice documents (anything you have prepared and deem appropriate for this, refer to what has been included for previous rezone public hearings)
j. Riv North LLC Standard Ex Publish Notice – 20200717 [mini] or feel free to use other Publication Notice for rezone properties (anything you have prepared and deem appropriate for this, refer to what has been included for previous rezone public hearings or contact me)

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 08-04-2020	Petitioner: Riverdale Center North, LLC/AWA Engineering Group

Summary of Proposed Action

Riverdale Center North, LLC (as represented by AWA Engineering), the petitioner in this matter, is requesting a rezone of property located at approximately 4100 South Pacific Avenue from Regional Planned Commercial (CP-3) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property (see the application documents for further explanation). Neighboring properties to the north and east are currently zoned with C-3 zoning, properties to the west are zoned with M-1 zoning, and properties to the south are zoned with RCP zoning. This request is for approximately 2.59 acres of land located on this property along 300 West and Pacific Avenue that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing for this rezone request was held on July 28, 2020. As required by State Code and to allow for public commentary, the public hearing was previously noticed and held with the Planning Commission to receive and consider public comment on the proposed amendment to the zoning map. No public comments were provided prior to the public hearing. At the conclusion of the public hearing, the Planning Commission made a recommendation for the City Council to approve the requested rezone as submitted for the property at approximately 4100 South Pacific Avenue. Following discussion in this matter, the City Council may approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-10B "Planned Commercial (CP-1, CP-2, CP-3) zones" and 10-9E "Multiple-Family Residential (R-4) zone".

The petitioner's property is currently listed in the County Records under the ownership of Riverdale Center North LLC. This property is currently not being utilized for anything and was historically designed by the previous owners to have complementary commercial uses to the neighboring shopping center properties.

The appropriate application and supporting documentation have been submitted and provided to the City Council for review (please see attached applicant response documentation and maps for more).

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

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 City Council to review this matter and discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the City Council act accordingly to

approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision.	
General Plan Guidance (Section Reference)	
The General Plan use for this area is currently set as "Planned Commercial – High". The proposed rezone request and project concept could be of benefit in strengthening established commercial areas and potentially support new commercial uses within this land use designation area.	
Legal Comments – City Attorney	
	Steve Brooks, Attorney
Administrative Comments – City Administrator	
	Rodger Worthen, City Administrator

ORDINANCE NO. 924

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT 4100 SOUTH PACIFIC AVENUE FROM CP-3 TO R-4; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Riverdale Center North, LLC (Petitioner), as represented by AWA Engineering, has requested that approximately 2.59 acres of land, with a current zoning designation of CP-3 (Regional Planned Commercial) located at approximately at 4110 So. Pacific Ave. in Riverdale City, Weber County; be rezoned to a land use designation of R-4 (Multiple Family Residence), for the subject property; and

WHEREAS, the City Council of the Riverdale City, pursuant to the Municipal Land Use Development and Management Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan that outlines future and projected growth and development goals, desires and intentions and provides for the planning and mapping of said matters; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on July 28, 2020, to receive comments on the proposed amendment and has considered all comments received as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission has recommended that the Council designate an R-4 (Multiple Family Residential) zoning modification for the affected property. The petition has now been passed on to the City Council to adopt the recommendation of the Planning Commission and allow the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and finds that the proposed ordinance is in the best interest of the citizens of the City of Riverdale.; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:

Section 1.
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and does meet the goals or policies of the City's land use development plan and does not raise significant issues or concerns about the impact on the City's resources and services. The Council hereby approves the rezone request made by the land owner to amend approximately 2.59 acres of land, with a current zoning designation of CP-3

(Re00onal Planned Commercial), located at approximately at 4113 So. Pacific Avenue in Riverdale City, Weber County; be rezoned to a land use designation to R-4 (Multiple Family Residential).

Section 2.
That the Land Use Map designation is hereby amended from a CP-3 land use designation to R-4 for the property legally described and outlined in the attached Exhibit(s) (attached hereto as Attachment A and incorporated by reference), and that the Maps shall be hereby amended as outlined and be hereby incorporated and adopted into the City's General Plan and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

Section 3.
That the Community Development Department is further authorized to make the necessary map change to reflect the change authorized by this Ordinance. The Community Development Department shall take all necessary steps to insure that the intent of this Ordinance is duly recognized and recorded. The City Attorney is authorized to prepare further written findings on the matter, consistent with this finding, should they be needed.

Section 4. Repeal of Conflicting Ordinances.
All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6.
The effective date of this amendment shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this _____ day of August 4, 2020.

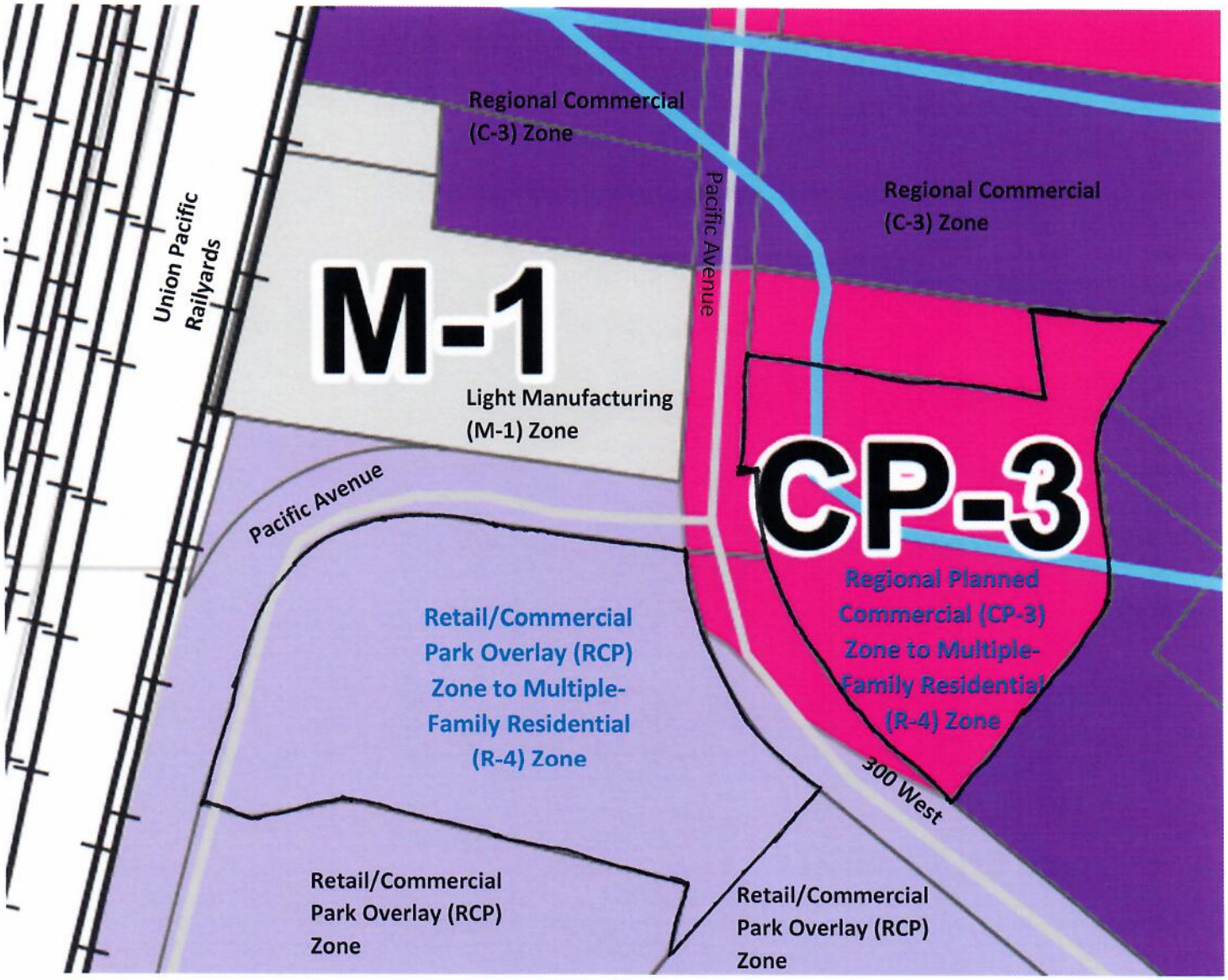
_____
Norm Searle, Mayor

Attest:

_____
Shalee Evans, City Recorder

July 28th, 2020

CCA, LLC/AWA Engineering – rezone request for properties at approximately 4100 South Pacific Avenue from Regional Planned Commercial (C-3) Zone to Multiple-Family Residential (R-4) Zone; and at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) Zone to Multiple-Family Residential (R-4) Zone. Area bound in black requested to be rezoned as noted.



Riverdale City

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

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: July 1, 2020

FEE SCHEDULE: $250

APPLICANT NAME: Anderson Wahlen & Associates
Jake Tate

PHONE NUMBER: On File

APPLICANT ADDRESS: On File

ADDRESS OF SITE: Parcel #'s 05-139-0090 (approx. 4000 S. Pacific Ave.) & 06-337-003 (approx. 4013 S. Pacific Ave.)

PROPERTY OWNER: Riverdale Center North LLC - Steven Usdan

PRESENT ZONING: CP-3 & RCP

PRESENT USE: Vacant Land & Residential House/Detention Pond

PROPOSED ZONING: R-4

PROPOSED USE: Multi-Family Residential

PROPERTY ACREAGE: Approx. 5.29 Acres

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

A. Why should the present zoning be changed?

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

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

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

Signature of Applicant

Riverdale Center North, LLC

Signature of Property Owner

I authorize Anderson Wahlen & Associates - Jake Tate to act as my representative in all matters relating to this application.

Riverdale City

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

APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:

   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.

   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.

   c. LEGAL DESCRIPTION of the subject property.

   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: 7/28/2020 Decision: Recommend City Council Approval of Rezone Requests on 4100 S. + 4113 S. Pacific Ave.

City Council consideration of application:

Date: _____ Decision: _____

ANDERSON WAHLEN & ASSOCIATES

July 1, 2020

Riverdale City
Community Development Dept.
4600 So. Weber River Drive
Riverdale, UT 84405

Attn: Mike Eggett

Re: Rezone Request for Parcel #'s 05-139-0090 & 06-337-003

Dear Mike,

Riverdale Center North LLC (RCN) would like to formally request the rezone of two properties located along 300 West Street (Pacific Avenue) at approximately 4000 & 4013 South. RCN owns properties on both sides of 300 West Street (Pacific Ave.) and the two properties in question fall on the east and west side of the road directly opposite each other. Currently, the properties are split zoned with the property on the west side of 300 West Street (Pacific Ave.) being zoned RCP (Retail/Commercial Park Overlay Zone) while the property on the east side of 300 West Street (Pacific Ave.) is zoned CP-3 (Planned Regional Commercial Zone). The east property has historically been vacant with no evidence of any development activity in the past 30 years. Likewise, the west property contains a residential home and a detention pond serving the shopping center to the south. The home appears to have been on the property for at least 30 years with the detention pond being added to the property sometime in the late 90's early 2000's. Based on the location of these properties relative to the front line commercial/retail properties that front onto Riverdale Road, the abundance of commercial/retail spaces along the entire Riverdale Road Corridor and the history of these properties being vacant or non-commercial properties for over 30 years, RCN would like to the rezone of these two properties from RCP and CP-3 to the R-4 Multiple-Family Residential Zone.

Several factors lead RCN to the decision to request these properties be rezoned to R-4 Multiple-Family Residential Zone. As mentioned above, the location of these properties, tucked back from Riverdale Road make them less than ideal and not a first option location for most top tier commercial tenants searching for a new location. Combine this with the robust commercial corridor along Riverdale Road within the City limits that provides a steady turnover of commercial property availability, these top tier tenants have many options within the City to find property with access to the highly desired visibility and access directly to Riverdale Road. The next tier of potential tenants who would consider this location could struggle with the rent costs associated with building a new commercial/retail building at current construction costs making the prospect of putting commercial/retail at this location marginal at best. In a effort to revitalize two under used properties RCN would like to provide the very people who frequent the adjacent commercial business and use the local services a place to live within walking distance of these local businesses. Since these properties have been essentially vacant with no commercial presence in recent history, the conversion of these properties to residential will not be removing commercial capacity from the City's commercial pool. It would, in fact, be bolstering the local businesses with permanent source of potential customers on their doorstep.

As required by City code, the following section is a summary of how we feel this proposal meets and/or satisfies the development guidelines of the City's general plan. The general plan indicates that "Riverdale should encourage the development of residential areas of various densities and price ranges … including those that will permit persons of low and moderate incomes to locate in Riverdale City." The general plan also points out that "Riverdale's goal is to provide adequate housing for existing and incoming residents and more particularly their children as they grow up and move out of tier parents homes." The proposed rezone would help meet each of these goals stated in the general plan. The general plan continues, "Riverdale City's housing objectives include providing adequate moderate income housing for individuals who wish to work and live in the city so that families renting or seeking less expensive housing have an alternative to locating in outlying areas and commuting if employed in Riverdale City. This goal will also help the city prevent increased traffic congestion, the need for more roads, greater energy consumption and an increase in air pollution, while encouraging businesses to locate closer to their employee base." Again, bolstering the concept mentioned above of providing housing opportunities near the locations where residents work, shop and recreate.

The general plan identifies the City's vision statement for it's housing goals and objectives. This statement is broken down into the 9 statements listed below. We have provided commentary on how our proposal is in harmony with the City's vision:

1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program.

- *As mentioned above, the proposal will revitalize underused properties that have remained undeveloped as commercial properties for decades by injecting life to the area by providing multi-family housing which can support local businesses.*

2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.

- *The proposal is aimed directly at the moderate income level individual looking to find a place and community in Riverdale.*

3. Increase the level of rental assistance for very low and low income and special need populations.

- *While this project will not be directly labeled as a low-income focused project, provisions can be made through the architectural design process to provide units catered to those with disabilities/special needs.*

4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.

- *This proposal would be entirely funded by the private sector while providing a need for more affordable housing in the area.*

5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.

- *Our proposal will meet this vision statement to a tee. Our intent is to provide a high-quality development in a location which would not traditionally be seen as a residential location, thus, spreading the housing demand more evenly across the City. This helps to not overwhelm one area of the City with residential traffic while providing a product that can be utilized by all segments of the population.*

6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.

- *As mentioned above, our proposal would place a residential housing option in an area not traditionally seen as a residential area, thus helping to not concentrate housing in one development or area.*

7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.

- *Our proposal will follow those housing development standards identified in the City Code and those currently in use across the City.*

8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.

- *While our proposal does not impact existing residential areas, by providing multi-family units in this location it would assist in providing stability to the existing area where traditionally there has been no development for decades.*

9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.

- *The housing market across the State of Utah is undergoing a dramatic shift with regards to multi-family developments. All across the State in almost every jurisdiction, multi-family projects are being constructed, in many locations more so than single family homes. As mentioned in the City's general plan, there is a finite amount of developable land in the City of Riverdale. That being the case, if adding residents and having them stay in the City rather than moving away is truly a goal of the general plan, then with limited land, the only way to add more residents to the City is to increase density. Apartments/condos are a viable way to provide moderate income/affordable housing*

with the City of Riverdale. The residents looking to utilize this type housing truly would cover all groups, young families, students, single working professionals, retirees, single family homes. All would benefit by having another housing option in the City of Riverdale.

In closing, we hope that this summary of our rezone request provides clarity on why we feel this location has great potential as a multi-family development. The opportunity to revitalize these under-used properties without removing commercial volume in the City is a challenge we look forward to undertaking. Should you have any questions about our proposal or require any additional information with regards to the rezone, please don't hesitate to contact me directly at (801) 910-5340.

Sincerely,

Jake Tate, P.E.
Project Manager
Anderson Wahlen & Associates

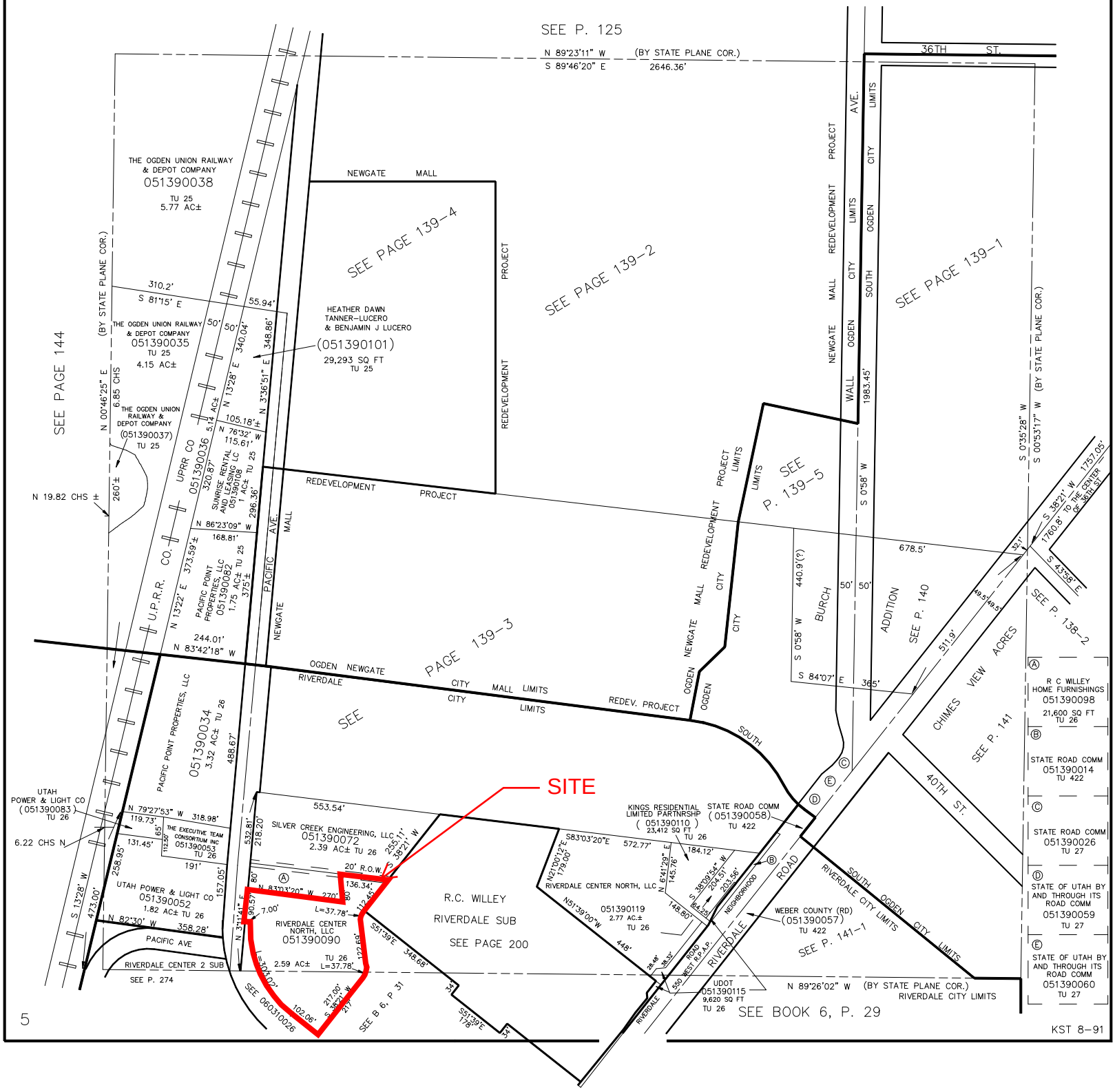
SW 1/4

SECTION 5, T.5N., R.1W., S.L.B. & M.

IN OGDEN CITY, SOUTH OGDEN CITY, RIVERDALE CITY & COUNTY

TAXING UNITS: 25, 26, 27, 423

SCALE 1" = 200'



Riverdale Center North **July 1, 2020**

Part of the Northwest Quarter of Section 8 and Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

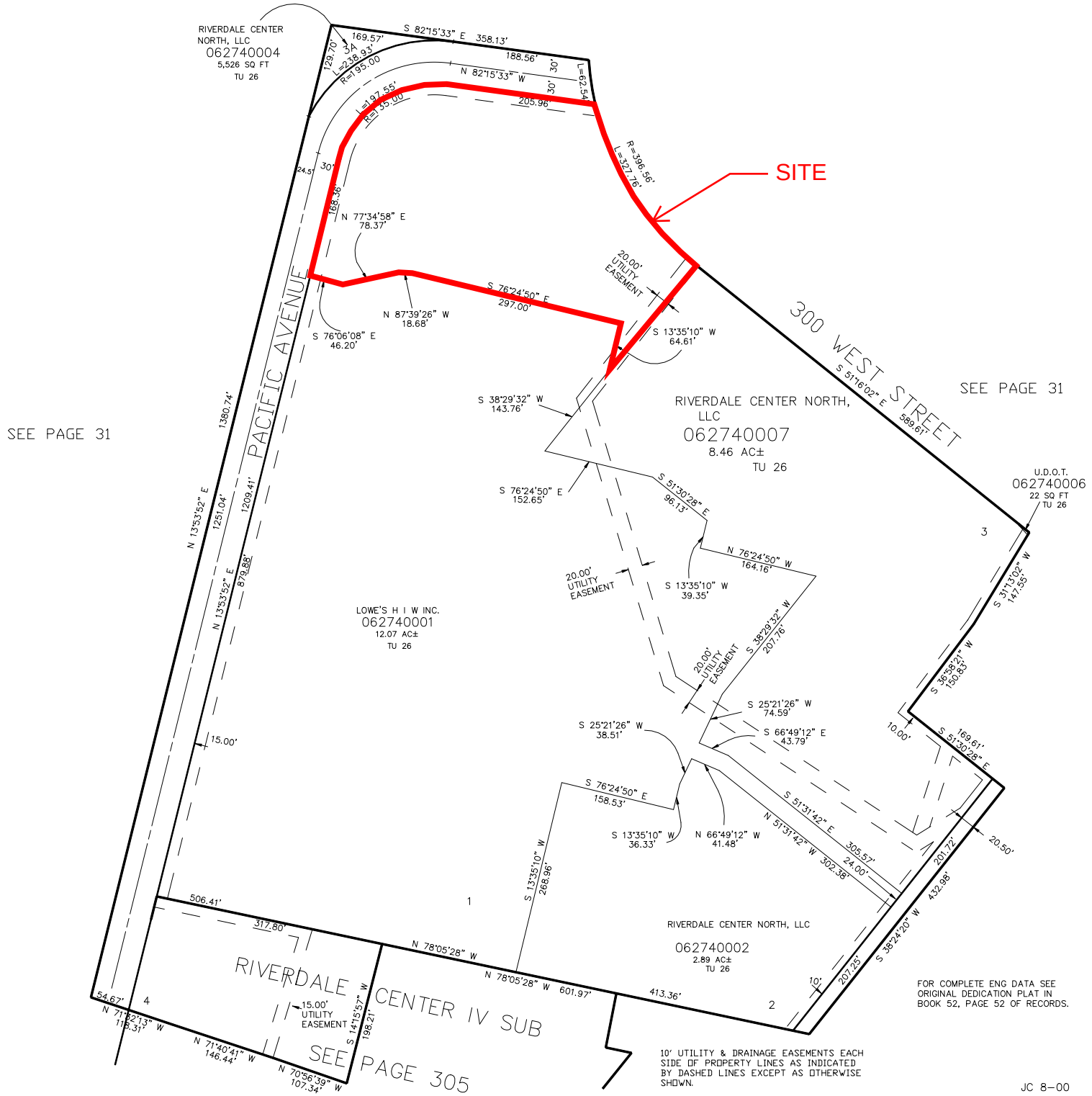
Beginning at a point on the North side of an 80 foot road, which is South 89°49′00″ East 400.47 feet, South 3°11′41″ West 15.29 feet, and South 51°39′00″ East 274.87 feet from the Northwest Corner of said Section 8; and running thence along the North side of said road for two (2) courses as follows: North 51°39′00″ West 102.06 feet to the point of a 316.56 foot radius curve to the right; and Northwesterly along the arc of said curve 303.02 feet (Long Chord bears North 24°13′40″ West 291.58 feet); thence North 86°48′19″ West 7.00 feet; thence North 3°11′41″ East 90.57 feet; thence South 83°03′20″ East 270.00 feet; thence North 03°11′41″ West 80.00 feet; thence South 83°03′20″ East 136.34 feet, thence South 38°21′00″ West 112.45 feet to the point of a 46.56 foot radius curve to the left; thence Southwesterly along the arc of said curve 37.78 feet (Long Chord bears South 15°06′11″ West 36.75 feet) to the point of tangency; thence South 8°08′39″ East 122.69 feet to a point of a 46.56 foot radius curve to the right; thence Southwesterly along the arc of said curve 37.78 feet (Long Chord bears South 15°06′11″ West 36.75 feet) to the point of tangency; thence South 38°21′00″ West 217.00 feet to the point of beginning.

PART OF THE S.W. 1/4, OF SECTION 5, S.E. 1/4 OF SECTION 6, N.E. 1/4 OF SECTION 7, AND THE N.W. 1/4 OF SECTION 8 T.5N., R.1W., S.L.B. & M.

RIVERDALE CENTER II SUBDIVISION

TAXING UNIT: 26, 422

IN RIVERDALE CITY
SCALE 1" = 100'



FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 52, PAGE 52 OF RECORDS.

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

JC 8-00

Riverdale Center II Lot 3 Amended Subdivision

July 1, 2020

Lot 12

All of Lot 12, Riverdale Center II Lot 3 Amended Subdivision according to the Official Records of the Weber County Recorder.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.537812 Jul 6, 2020

ANDERSON WAHLEN & ASSOCIATES

Previous Balance:		.00
MISCELLANEOUS - REZONE REQUEST		250.00
10-34-1500 ZONING & SUB. FEES		
Total:		250.00
CHECK	Check No: 15844	250.00
Total Applied:		250.00
Change Tendered:		.00

Duplicate Copy

07/06/2020 11:50 AM

4100 South Pacific Avenue and 4113 South Pacific Avenue – Checklist Regarding Public Hearing Notice for Rezone Request

☒ Notice Sent to Affected Entities (10 days before hearing date)

☒ Documented List Verifying Date Sent

☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)

☒ Notice in Newspaper of General Circulation (10 days prior to hearing date)

☒ Notice on City Website (10 days prior to hearing date)

☒ Sign Placed on Subject Property (10 days prior to hearing date)

☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)

Affected Entities Notice Listing Information – 4100 S. Pacific Ave. and 4113 S. Pacific Ave.

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

1. UDOT – Region One: sent on July 16, 2020
2. Weber School District: sent on July 16, 2020
3. Weber County Government: sent on July 16, 2020
4. Roy Water Conservancy District: sent on July 16, 2020
5. Weber Basin Water Conservancy District: sent on July 16, 2020
6. Comcast: sent on July 16, 2020
7. Century Link: sent on July 16, 2020
8. Rocky Mountain Power: sent on July 16, 2020
9. Dominion Energy: sent on July 16, 2020
10. Central Weber Sewer District: sent on July 16, 2020

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

July 16th, 2020

Riverdale Center North LLC
5670 Wilshire Blvd, Ste 1250
Los Angeles, CA 90036-5685

Dear Riverdale Center North Group:

Below is a notice of public hearing for two proposed rezone requests for properties located respectively at approximately 4100 South Pacific Avenue and 4113 South Pacific Avenue in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 28th, 2020
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 the following two proposed rezone requests:

The first is for property located at approximately 4100 South Pacific Avenue in Riverdale City from Regional Planned Commercial (CP-3) zoning to Multiple-Family Residential (R-4) zoning.

The second is for property located at approximately 4113 South Pacific Avenue in Riverdale City from Retail/Commercial Park Overlay (RCP) to Multiple-Family Residential (R-4) zoning.

Further information regarding these two proposals can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend. The public may also participate through the City YouTube channel or by emailing the City Recorder at sevans@riverdalecity.com.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the "City Code" tab. The CP-3 zoning language is found under Title 10, Chapter 10B; the RCP zoning language is found under Title 10, Chapter 13B; and the R-4 zoning language is found under Title 10, Chapter 9E.

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

Riverdale City

CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 15th day of July, 2020, I supervised the placement of a sign on property located at approximately 4100 South Pacific Avenue, 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 15th day of July, 2020.

Randy Koger, Community Development Department

WILLEY CARPET INSTALLATION
NOTICE OF
REZONE REQUEST

PUBLIC NOTICE

For the Planning Commission meeting on 7-28-2020, we will be having the meeting electronically. If you would like to join the meeting, the City building will be open, but we highly encourage public to join the meeting electronically to ensure social distancing standards. We have three ways you can address the Commission with any questions or concerns.

If you would like to join the meeting electronically, please use the link below. If you have any questions that you want addressed during the meeting, please email, text or comment on the YouTube video, and we will read your questions to be addressed by the Planning Commission.

Link: https://www.youtube.com/user/riverdalecity

Email: sevans@riverdalecity.com

Text: 801-621-6086

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790
(801)625-4400

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS Printed at 07/17/20 10:35 by reck

Acct #: 100310 Ad #: 1976832 Status: New WHOLD WHOL

NOTICE OF PUBLIC HEARING
RIVERDALE CITY

Riverdale City gives notice that on Tuesday, August 28th, 2020 during the Planning Commission meeting, which begins at 6:00 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments for two items. One is regarding a request to change 4100 S. Pacific Ave, Riverdale, Utah from Regional Planned Commercial to Multiple-Family Residential zoning. The second is to receive and consider public comments regarding a request to change 4113 S. Pacific Ave, Riverdale, Utah from Retail/Commercial Park Overlay to Multiple- Family Residential zoning.
The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Planning Commission of Riverdale City concerning the proposed action at the aforementioned time and place.

Pub:. July 18, 2020 1976832