



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – FEBRUARY 9, 2020**

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

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. Public Comment**

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

**C. Presentations and Reports**

**D. Consent Items**

1. Consideration of Meeting Minutes from:  
January 26, 2021 Work Session  
January 26, 2021 Regular Meeting

**E. Action Items**

1.
  - a. **Public hearing** to receive and consider comments regarding a rezone request for properties located approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405; a zoning change from Agricultural (A-1), Regional Planned Commercial (CP-3), and Low-Impact Transition Overlay (LIT) zoning to Single-Family Residential (R-1-6) zoning; requested by Riverdale Living LLC.
  - b. Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1), Regional Planned Commercial (CP-3), and Low-Impact Transition Overlay (LIT) zoning to Single-Family Residential (R-1-6) zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

*All items 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 4<sup>th</sup> day of February, 2021 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Shalee Nay  
Riverdale City Recorder

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
February 9, 2020**

**AGENDA ITEM: D1**

- SUBJECT:** Consideration of meeting minutes
- PRESENTER:** Shalee Nay, City Recorder
- INFORMATION:**
- A. [January 26, 2021 PC Work Session](#)
  - B. [January 26, 2021 PC Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, January 26, 2021 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Amy Ann Spiers, Chairman		
	Robert Wingfield, Commissioner		
	Blair Jones, Commissioner		
	Suzette DeMar, Commissioner		
	Kent Anderson, Commissioner		
City Employees:	Mike Eggett, Community Development		
	Shalee Nay, City Recorder		
Excused:	Rikard Hermann, Commissioner		
	Wanda Ney, Commissioner		
Visitors:	Joshua Harlan	Omar Gnich	Russ Orsi
	Dustin Henion	Britney Yeates	Josh Yeates
	Jake Tate	Savannah Hutchins	

The Planning Commission Work Session meeting began at 6:02 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance with exception of Commissioner Hermann and Commissioner Ney, who are excused.

#### **Presentations and Reports:**

Chairman Spiers turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Harbor Freight has plans to be finished and open within 8 weeks.
- Five Below continues to move forward.
- Zeppes plans to be finished and open for business within 3 to 4 weeks.
- Riverdale Landing Phase II went in front of the council and were approved.
- Raising Caines also went in front of the council and were approved.
- There is a Strategic Planning meeting on February 2<sup>nd</sup>, and he encouraged all Commissioners to tune in and hear some of the discussion because it could help them in the future.

#### **Consent Items:**

Chairman Spiers asked for any changes or corrections to the minutes for January 12, 2021 Regular and Work Session Planning Commission meeting. Commissioner Anderson noted a spelling error on his name.

#### **Action Items:**

Chairman Spiers invited discussion on the first action item; Consideration of Preliminary Subdivision Plat and Site Plan approval of Riverdale Center VI Subdivision, property located approximately 4163-4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and Riverdale Center North, LLC.

Mike Eggett, Community Development, went over the executive summary which explained; Riverdale Center North, LLC (CCA), as represented by Jake Tate (AWA Engineering Group), has applied for a Preliminary Subdivision and Site Plan review of the Riverdale Center VI Subdivision which is a three-lot subdivision development project with new private access drive aisles, new utilities, and supporting facilities for real estate located approximately between 4163 South and 4177 South along Riverdale Road (on the old Best Buy site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Center VI Subdivision and Site Plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

Commissioner Anderson asked if the Commission is simply identifying the property in this item. He noted that he is concerned about the private drives.

Chairman Spiers invited discussion on the second action item; Consideration of Preliminary Site Plan approval for Dutch Bros Coffee, property located approximately 4177 South Riverdale Road, Riverdale, Utah 84405, as requested by

## Planning Commission Work Session Meeting, January 26, 2021

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Dutch Bros, LLC, and Barghausen Engineers.

Mike Eggett went over the executive summary which explained; Dutch Bros. LLC, as represented by Savannah Hutchins (Barghausen Engineers) and Russ Orsi, has applied for a Preliminary Site Plan review of a new café building with drive-thru and supporting facilities development project for real estate located at approximately 4177 South Riverdale Road (on the south end of the old Best Buy building site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Dutch Bros Coffee site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

Commissioner Anderson asked if the Police Department have gone over the traffic in that area and if it will meet code. Mr. Eggett noted that it will meet code when it is all finished and there were no concerns from Public Works or the Police Department.

Chairman Spiers invited discussion on the third action item, Discussion regarding proposed rezone request for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah. Then the second part of the action item; Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Single-family Residential (R-1-6) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

Mike Eggett went over the application that was submitted by the applicant Britney Yeates, who is present in the meeting with her husband, Josh Yeates.

### **Discretionary Items:**

Chairman Spiers asked the Commissioners if there were any discretionary items. There were no discretionary items for this meeting.

### **Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:25 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 26, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

**Commissioners:** Amy Ann Spiers, Chairman  
Robert Wingfield, Commissioner  
Blair Jones, Commissioner  
Rikard Hermann, Commissioner – 6:40 p.m.  
Wanda Ney, Commissioner – 6:57 p.m.  
Suzette DeMar, Commissioner  
Kent Anderson, Commissioner

**City Employees:** Mike Eggett, Community Development  
Shalee Nay, City Recorder

**Visitors:** Joshua Harlan Omar Gnich Russ Orsi  
Dustin Henon Britney Yeates Josh Yeates  
Jake Tate Savannah Hutchins

#### **A. Welcome & Roll Call**

The Planning Commission Meeting began 6:31 at p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were except for Commissioner Hermann and Commissioner Ney, who will be joining the meeting momentarily.

#### **B. Public Comment**

Chairman Spiers asked for any public comments and there were none.

#### **C. Presentations and Reports**

Chairman Spiers turned the time over to Mr. Eggett who reported the following:

- Harbor Freight has plans to be finished and open within 8 weeks.
- Five Below continues to move forward.
- Zeppes plans to be finished and open for business within 3 to 4 weeks.
- Riverdale Landing Phase II went in front of the council and were approved.
- Raising Caines also went in front of the council and were approved.
- There is a Strategic Planning meeting on February 2<sup>nd</sup>, and he encouraged all Commissioners to tune in and hear some of the discussion because it could help them in the future.

#### **D. Consent Items**

##### **1. Consideration to approve meeting minutes from the Planning Commission Meeting held on January 12, 2021.**

**MOTION:** Commissioner Wingfield moved to approve consent items meeting minutes with amendment. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously.

#### **E. Action Items**

##### **1. Consideration of Preliminary Subdivision Plat and Site Plan approval of Riverdale Center VI Subdivision, property located approximately 4163-4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and Riverdale Center North, LLC.**

Mike Eggett went over the executive summary which explained; Riverdale Center North, LLC (CCA), as represented by Jake Tate (AWA Engineering Group), has applied for a Preliminary Subdivision and Site Plan review of the Riverdale Center VI Subdivision which is a three-lot subdivision development project with new private access drive aisles, new utilities, and supporting facilities for real estate located approximately between 4163 South and 4177 South along Riverdale Road (on the old Best Buy site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being

**Planning Commission Regular Meeting, January 26, 2021**

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proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Center VI Subdivision and Site Plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

**MOTION:** Commissioner Anderson moved to approve Site Plan. Commissioner Wingfield seconded the motion.

There was no discussion on the motion.

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

**2. Consideration of Preliminary Site Plan approval for Dutch Bros Coffee, property located approximately 4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Dutch Bros, LLC and Barghausen Engineers.**

Mike Eggett went over the executive summary which explained; Dutch Bros. LLC, as represented by Savannah Hutchins (Barghausen Engineers) and Russ Orsi, has applied for a Preliminary Site Plan review of a new café building with drive-thru and supporting facilities development project for real estate located at approximately 4177 South Riverdale Road (on the south end of the old Best Buy building site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Dutch Bros Coffee site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

**MOTION:** Commissioner Wingfield moved to approve Site Plan. Commissioner Demar seconded the motion.

There was no discussion regarding this motion.

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

**3. a. Discussion regarding proposed rezone request for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah.**

**b. Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Single-family Residential (R-1-6) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC**

Mike Eggett went over the application submitted by Britney Yeates, who is present in the meeting along with her husband Josh Yeates. Mr. Eggett invited any questions they may have for the applicant. There were no questions.

**MOTION:** Commissioner Hermann moved to set a public hearing for February 9, 2021. Commissioner Wingfield seconded the motion.

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

**F. Discretionary Items**

Mike Eggett noted that two Planning Commissioners are due for renewals, and that Mayor Searle will be reaching out to inquire about having them continue with another 4-year term.

**G. Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Jones moved to adjourn the meeting. Commissioner Hermann seconded the motion; all voted in favor.

**Planning Commission Regular Meeting, January 26, 2021**

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The meeting adjourned at 7:00 p.m.

\_\_\_\_\_  
Amy Ann Spiers  
Planning Commission Chair

\_\_\_\_\_  
Shalee Nay  
City Recorder

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

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
February 9, 2020**

**AGENDA ITEM: E1b**

**SUBJECT:** Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1), Regional Planned Commercial (CP-3), and Low-Impact Transition Overlay (LIT) zoning to Single-Family Residential (R-1-6) zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

**PRESENTER:** Mike Eggett, Community Development

- INFORMATION:**
- a. [Riv Living LLC 1526-1580 Ritter Dr Rezone Exec Summ](#)
  - b. [General Plan Low-Density Definition](#)
  - c. [Riv Living LLC Rezone Area – 20210112](#)
  - d. [1526-1580 Ritter Dr R-1-6 Rezone Req App \[20210111\]](#)
  - e. [1526-1580 Ritter Dr Rezone – Pub Hear Notice Checklist 20210202](#)
  - f. [1526-1580 Ritter Dr Rezone – Pub Entities List 20210128](#)
  - g. [Riv Living LLC Rezone 10-9a-205\(4\)\(a\) notice to Riverdale Living LLC](#)
  - h. [Riv Living LLC Rezone 10-9a-205\(4\)\(a\) notice to L Leon Poulsen Revocable Trust Etal](#)
  - i. [1526-1580 Ritter Dr Rezone – CERT OF SIGN PLACEMENT\[rkoger\] 20210127](#)
  - j. [Riv Living LLC Rezone Sign Placement 1526-1580 Ritter Dr.](#)
  - k. [2-9-2021 Recorder Public Hearing Notice](#)
  - l. [Riv Living LLC Standard Ex Publish Notice – 20210202](#)

[BACK TO AGENDA](#)



## Planning Commission Executive Summary

For the Commission meeting on: 2-9-2021

Petitioner: Riverdale Living, LLC  
Represented by Brittany and Josh Yeates

### Summary of Proposed Action

Riverdale Living, LLC, the petitioner in this matter, is requesting a rezone of property located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive from Agricultural (A-1), Regional Planned Commercial (CP-3), and Low-Impact Transition Overlay (LIT) zoning to Single-Family Residential (R-1-6) zoning to allow for the possibility of future development for single family residential units on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned R-5, properties to the east are currently zoned with A-1 and CP-3 zoning, properties to the south are zoned with A-1 zoning, and properties to the west are zoned with C-3 zoning. This request is for approximately 5.67 acres of land located on this property along Ritter Drive and near to Freeway Park Drive and 1500 West that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, 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 provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission's recommendation.

### Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural (A-1, A-2) zones", 10-10B "Planned Commercial (CP-1, CP-2, CP-3) zones", 10-13D "Low-Impact Transition Overlay (LIT) zone" and 10-9B "Single-Family Residential (R-1-6) zone".

The petitioner's property is currently listed in the County Records under the ownership of Riverdale Living LLC and L Leon Poulsen Trust  $\frac{1}{2}$  Etal. Some of these properties are currently being used as rental use residences on the Poulsen Trust property and a portion of the Riverdale Living properties. The remainder of the Riverdale Living properties are currently an existing unoccupied home and otherwise not being utilized for any specific use.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission 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 Planning Commission to review this matter and discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act

accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as "Residential - Low Density". The proposed rezone request and project concept requested use is in compliance with this land use designation and is supported in this area by the Land Use Master Plan element of the Riverdale General Plan. Documentation regarding the Riverdale General Plan definition of "Residential - Low Density" has been provided in this packet.

**Legal Comments - City Attorney**

\_\_\_\_\_  
Steve Brooks, Attorney

**Administrative Comments - City Administrator**

\_\_\_\_\_  
Bill Cobabe, City Administrator

Family and Rental Unit R-2 (10,000 sq. ft.); Multiple Family R-3 (moderate density), R-4 (moderate/high density) and R-5 (high density); Mobile Home Park RMH-1; Low Impact Transition Overlay LIT (specialized housing/apartments/assisted care); Mixed Use MU (housing/apartments in a commercial setting). Riverdale City also has an ordinance regulating Planned Residential Unit Developments PRUD with areas of the city that are designated for such type of development specified in the General Plan, and supports cluster development options and multiple family residential overlay (MFROZ) desires.

The Residential Zones of Riverdale City are formulated to provide a range of housing choices to meet the needs of Riverdale City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These zones are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings, multifamily dwellings, condominiums and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

The larger land zones including the A-1 and A-2 zones are primarily for agricultural use; however residential uses are also included. The A-1 and A-2 zones may be designed to preserve lands suited for farming and ranching operations and may be in areas that are intended to protect land suited for farming and ranching operations and may be in areas that are intended to protect the land from adverse development, this protective measure is in place on properties along South Weber Drive as part of the Air Installation Compatible Use Zone AICUZ implemented by Hill Air Force Base and the State of Utah. Additionally, these zones are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development for other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities so that an orderly development pattern is encouraged.

The purpose of the Low Density Residential Zones (RE-15, RE-20, R-1-10, R-1-8, R-1-6 and R-2) is to provide for single family residential areas and single family dwelling units on larger individual lots.

The purpose of the Medium Density Residential Zone (R-2 with rental unit and R-3) is to identify and encourage the development of a variety of medium housing density types and styles, including single family dwellings, two-family dwellings and four family dwellings. The purpose of the High Density Residential Zone (R-4 and R-5) is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments. The city recently passed a Multiple Family Residential Overlay Zone (MFROZ) ordinance to facilitate the development of condominiums and townhouses. The purpose of the Mixed Use (MU) Zone is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City. The purpose of the Low Impact Transition Overlay Zone LIT is to allow the presentation of uses that will not adversely impact adjacent properties; specialized apartments such as senior housing may be considered in this zone.

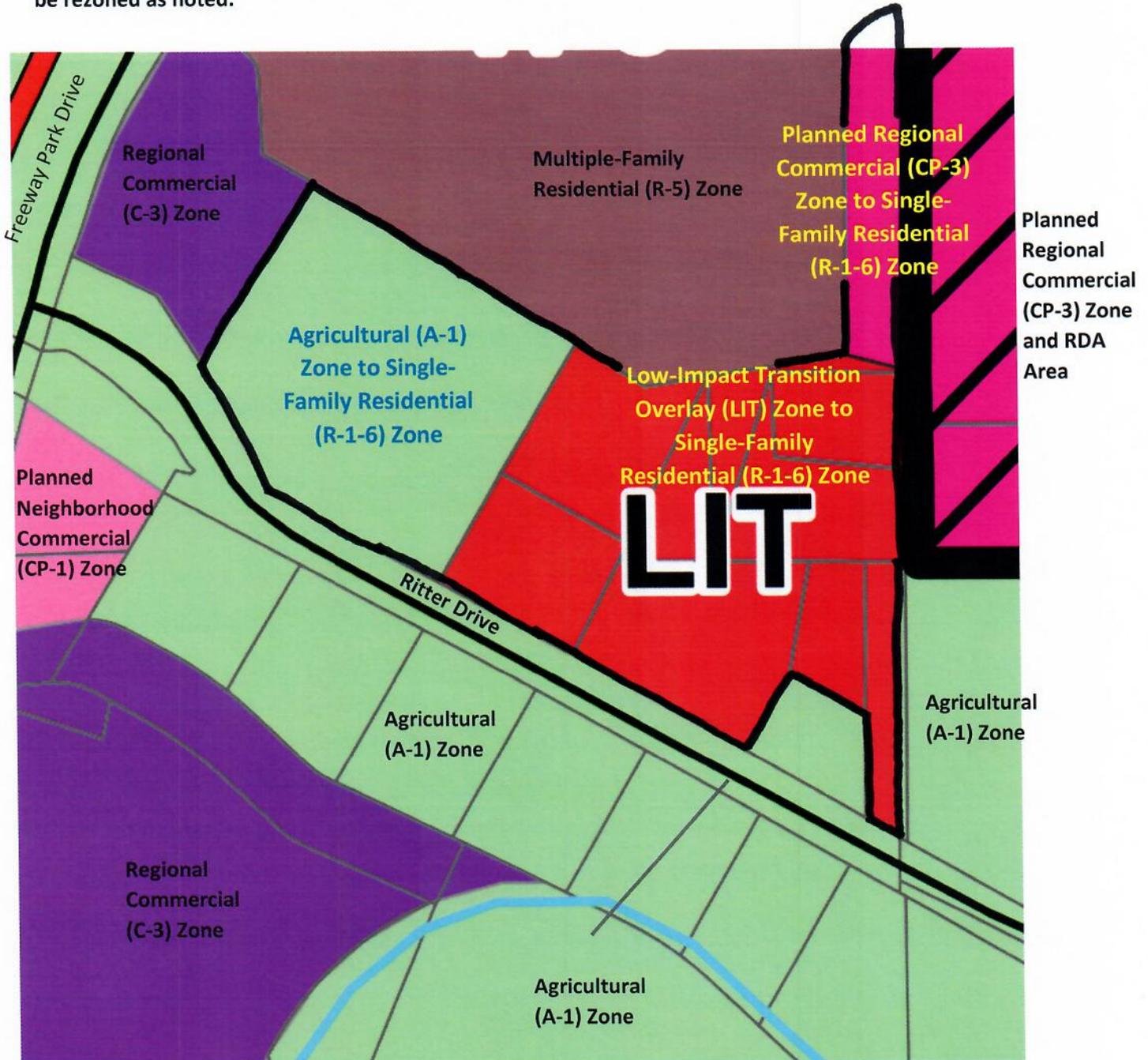
## Table M - Land Use District Definitions

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<b>COM-R</b>	<b>Commercial - Retail regional</b> - large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
<b>COM-N</b>	<b>Neighborhood Commercial</b> - neighborhood oriented commercial such as butcher, bakery, coffee, deli, specialty grocer, green grocer etc., that is oriented to the surrounding neighborhood and is residential in scale of development and roof line. The parking is located behind the retail development and encourages pedestrian and bike access.
<b>HDR</b>	<b>High Density Multi-Family Housing</b> - rental or owner occupied attached housing usually apartment or condominium type of development.
<b>I</b>	<b>Institutional Uses</b> - public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
<b>ID-BUS</b>	<b>Light Industrial/Business Park</b> - development similar to the existing America First facilities are to be protected and encouraged. No outdoor storage. Business, telemarketing, financial processing and office uses that may require clean non-polluting light industrial, assembly and electronic manufacturing, etc. Only uses with modest truck traffic requirements. Landscape requirements, site planning review and restriction of building types (e.g. no prefabricated metal buildings) would be part of approval process
<b>ID</b>	<b>Light Industrial</b> - manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
<b>LDR</b>	<b>Low Density Residential</b> - single family subdivisions.
<b>LIC</b>	<b>Low Impact Commercial</b> - retail sales, office, and service establishments that have limited access to and from major arterials. Limited access is defined as driveways no less than 200 feet apart (150 feet in special cases). Where the district is adjacent to residential uses, activities must be entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. Hours of operation shall be limited to 6:30 A.M. until 10:00 P.M. Special light tight, decorative

January 12<sup>th</sup>, 2021

Riverdale Living, LLC – rezone request for properties at approximately 1526, 1528, 1560, and 1580 West Ritter Drive from Agricultural (A-1) Zone, Low-Impact Transition Overlay (LIT) Zone, and Planned Commercial (CP-3) Zone to Single-Family Residential (R-1-6) 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 12/29/20 **FEE SCHEDULE: \$250**

APPLICANT NAME Riverdale Living, LLC PHONE NUMBER: 801-497-6801

APPLICANT ADDRESS 236 N 3050 W  
Layton, UT 84041

ADDRESS OF SITE 1526, 1528, 1560, 1580, W Ritter Dr

PROPERTY OWNER Riverdale Living, LLC, and The L. Leon Poulsen Revocable Trust

PRESENT ZONING Agriculture and LIT and CP-3

PRESENT USE: Residential Homes

PROPOSED ZONING R-1-6

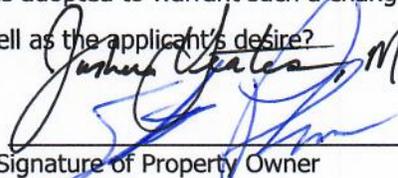
PROPOSED USE: Residential Lots

PROPERTY ACREAGE: 5.67 ac

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

 *Manager Riverdale Living*  
Signature of Property Owner

I authorize Brittanny Yeates to act as my representative in all matters relating to this application.



## 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: 2/9/2021 Decision: \_\_\_\_\_

City Council consideration of application:

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

Riverdale Living, LLC  
263 N 3050 W  
Layton, UT 84041

January 12, 2021

Riverdale City  
4600 So. Weber River Drive  
Riverdale, Utah 84405

*Re: Rezone Request*

Dear Members of the Planning Commission and City Council,

As an introduction, I am Brittanny Yeates, the wife of Josh, one the developers of the Ritter Dr. property that was originally intended for senior living and which recently requested the R4 zone that did not pass. Because I have used my own assets to secure the loans used to acquire and develop the project, which affects the very home I live in, I have requested and been authorized by the developers to take the lead on the development. My plan was also presented to the bank that holds the mortgage to the property as well as other investors, all of which have consented to this effort in the hopes of at least getting their basis in the land returned and spare my home.

After speaking with various members of the city council and other city officials, I figured that it would be too risky to request anything above the R-1-6 zone given the traffic concerns in this area, among other things. If planned carefully, we believe that this zoning can meet our bare minimums and be a great contribution to the city for the reasons I will list below. The main developers, Josh and Delyn, who have a great deal of experience in development, especially residential lots, will continue to be involved in the project. Despite the lower amount of units than desired for our investment capital, we believe the R-1-6 is actually a good fit because Josh and Delyn have a great deal of experience with the requested project type which is more in line with their prior developments and they have developed and improved many high-quality subdivisions. We also have the support of the Poulsen family who is not only contributing their land to the project, but will likely be the contractor providing the excavating and improvements to the site. There is enough equity in the project in order to obtain the financing, but if there are any issues, we also have the Barlow family and other members of the Poulsen family ready to provide their support, both of whom have considerable resources.

For the following reasons we believe our project fits within the general plan of the city and will harmoniously contribute to the City of Riverdale. The City of Riverdale is relatively small in terms of its geographical size, but has a lot of commercial business and is a highly important gateway for the surrounding areas. This project will bring more permanent residents into a community relatively high in business and low in residential, which is the foundational core of any city and which will allow the city to keep more of the taxes that they collect from the business conducted within its boundaries. Our particular site is surrounded by high density residential to the north and

medium density residential to the south and east, and commercial to the west. Therefore, the smaller lots within the R-1-6 zone will blend harmoniously and naturally with the surrounding area and will also answer the great need for more residential with all of the jobs slated to come out of the new projects at Hill Air Force Base and to answer the deficit of residential building lots in general.

I look forward to working on this project within your city and appreciate your welcome and support of my involvement in the project and I assure you it will be of superior quality.

Sincerely,

Signed, Brittany Yeates  
On Behalf of Riverdale Living, LLC

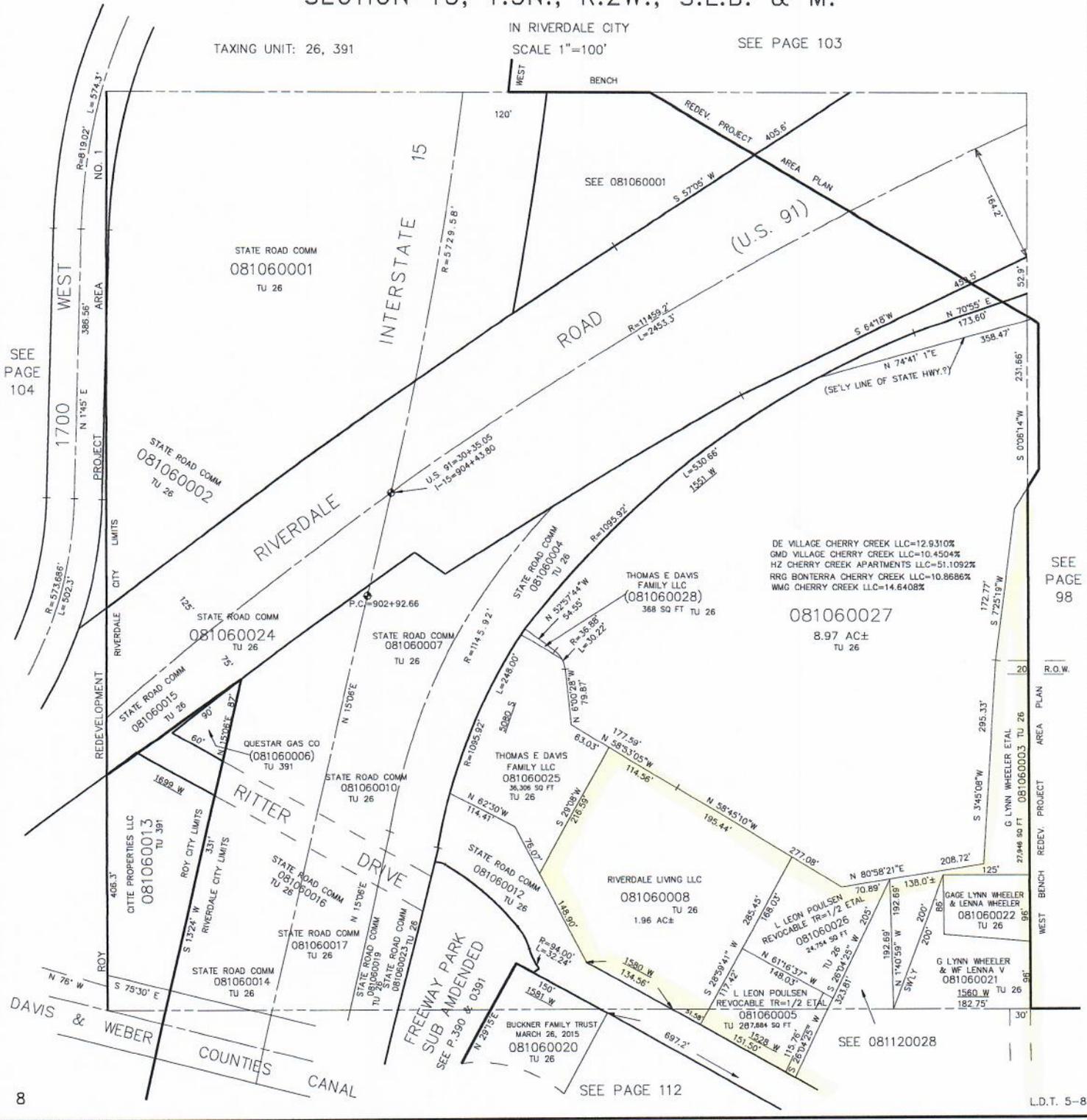
S.E. 1/4 OF N.W. 1/4  
**SECTION 13, T.5N., R.2W., S.L.B. & M.**

TAXING UNIT: 26, 391

IN RIVERDALE CITY

SCALE 1"=100'

SEE PAGE 103



SEE PAGE 104

SEE PAGE 98

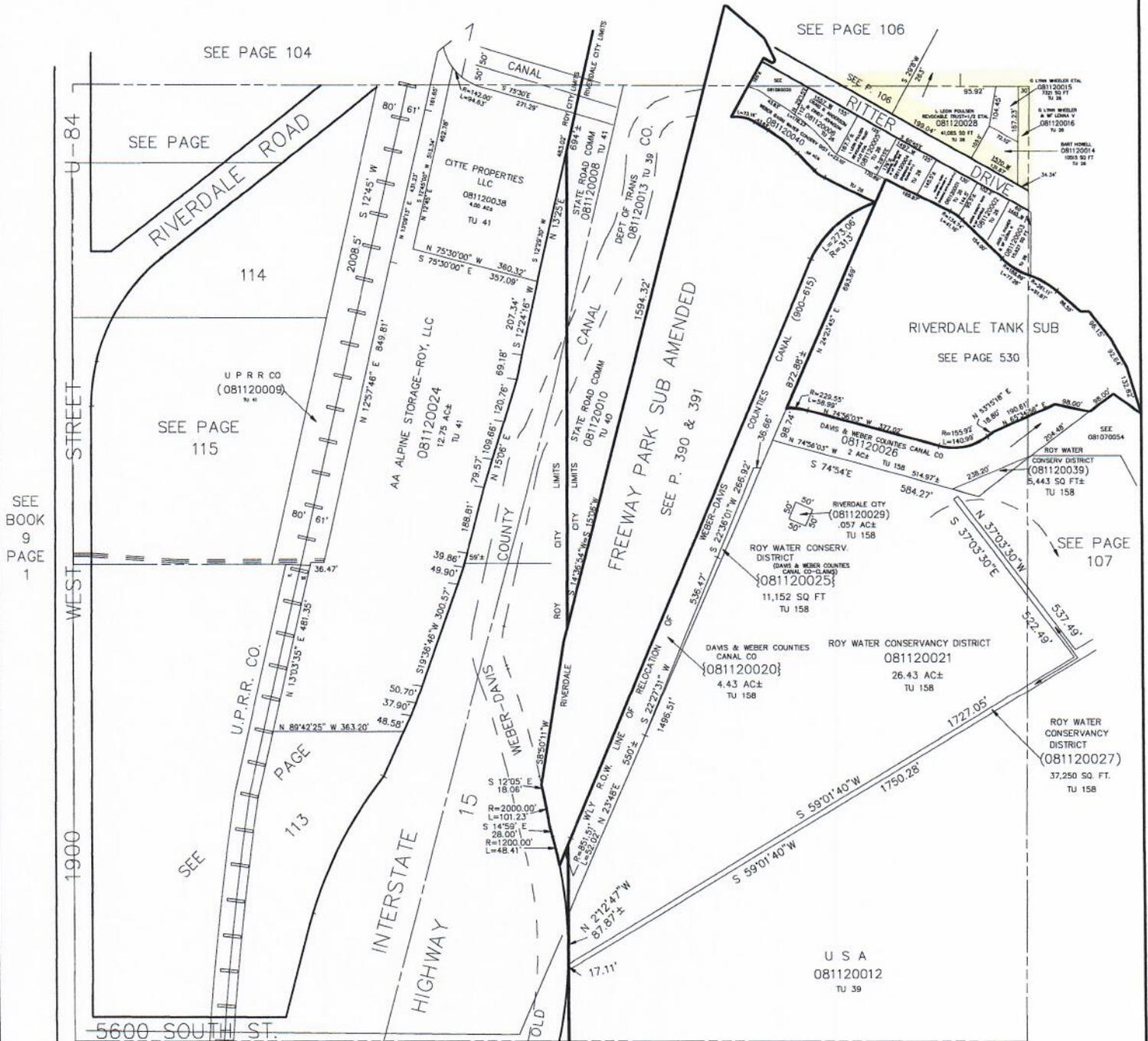
SEE PAGE 112

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

IN RIVERDALE CITY & ROY CITY

SCALE 1"=200'

TAXING UNIT: 26,39,40,41,158



**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1**

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 816.75 FEET EAST AND SOUTH 61°15' EAST 51.58 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, RUNNING THENCE NORTH 28°59'41" EAST 117.42 FEET, THENCE SOUTH 61°16'37" EAST 148.03 FEET; THENCE SOUTH 26°04'25" WEST 115.76 FEET; THENCE NORTH 60°52' WEST 151.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EASTERLY 16 FEET.

08-106-0005

**PARCEL 2**

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 2148.45 FEET NORTH 89°44'58" EAST (816.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION) ALONG THE QUARTER SECTION LINE TO THE NORTHEASTERLY LINE OF RITTER DRIVE,, 51.58 FEET SOUTH 61°56'30" EAST, AND 117.42 FEET NORTH 28°59'41" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 28°59'41" EAST 168.03 FEET ALONG A FENCE LINE, EXTENDED TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENT PROPERTY; THENCE TWO (2) COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58°45'10" EAST 81.64 FEET AND NORTH 80°58'21" EAST 70.89 FEET; THENCE SOUTH 26°04'25" WEST 208.03 FEET TO AN EXISTING FENCE; THENCE NORTH 61°16'37" WEST 148.03 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH.

TOGETHER WITH A 16 FOOT RIGHT OF WAY OVER AND ACROSS THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY; A PART OF THE WEST HALF OF THE SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 21.48.45 FEET NORTH 89°44'58" EAST ALONG THE QUARTER SECTION LINE AND 51.58 FEET SOUTH 61°56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13; RUNNING THENCE NORTH 28°59'41" EAST 117.42 FEET ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE SOUTH 61°16'37" EAST 148.03 FEET; THENCE SOUTH 26°04'25" WEST 115.76 FEET TO THE NORTHERLY LINE OF RITTER DRIVE; THENCE NORTH 61°56'30" WEST 153.94 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

08-106-0026

**PARCEL 3**

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE, SAID POINT BEING 2148.45 FEET NORTH 89°44'58" EAST ALONG THE QUARTER SECTION LINE AND 205.53 FEET SOUTH 61°56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 26°04'25" EAST 323.81 FEET; THENCE SOUTH 1°40'59" EAST 192.69 FEET; THENCE NORTH 89°25'23" EAST 95.92 FEET; THENCE SOUTH 9°58'56" WEST 104.45 FEET; THENCE SOUTH 29°08' WEST 103.00 FEET TO THE NORTH LINE OF RITTER DRIVE; THENCE NORTH 61°56'30" WEST 199.04 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

08-112-0028

**PARCEL 4**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(Continued)**

SAID QUARTER SECTION; THENCE NORTH 1°40'59" WEST 192.69 FEET, THENCE NORTH 80°58'21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH 3°45'08" EAST 295.33 FEET, THENCE NORTH 7°25'19" EAST 172.77 FEET, NORTH 19°30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING.

08-106-0003

PARCEL 5

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; thence SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

08-106-0021

PARCEL 6

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 194 FEET NORTH OF THE SOUTHEAST CORNER THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

08-106-0022

PARCEL 7

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH 9°58'56" WEST 104.45 FEET, THENCE SOUTH 60°51'50" EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

08-112-0015

PARCEL 8

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 60°52' EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.

08-112-0016

PARCEL 9

All of Lot 1, **RIVERDALE LIVING, LLC**, according to the Official Plat thereof, recorded in the Office of the County Recorder of **DAVIS** County, State of Utah.

08-588-0001

RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.541380

Jan 11, 2021

RIVERDALE LIVING,LLC

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	250.00
10-34-1500 ZONING & SUB. FEES	
<hr/>	
Total:	250.00
<hr/>	
CHECK	250.00
Check No: 1169	
Total Applied:	250.00
<hr/>	
Change Tendered:	.00
<hr/>	

01/11/2021 1:21 PM

**1526-1580 West Ritter Drive – 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**

### **1526-1580 West Ritter Drive**

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

1. UDOT – Region One: sent on January 28, 2021
2. Weber School District: sent on January 28, 2021
3. Weber County Government: sent on January 28, 2021
4. Roy Water Conservancy District: sent on January 28, 2021
5. Weber Basin Water Conservancy District: sent on January 28, 2021
6. Comcast: sent on January 28, 2021
7. Century Link: sent on January 28, 2021
8. Rocky Mountain Power: sent on January 28, 2021
9. Dominion Energy: sent on January 28, 2021
10. Central Weber Sewer District: sent on January 28, 2021



January 29<sup>th</sup>, 2021

**Riverdale Living, LLC**  
236 North 3050 West  
Layton, UT 84041

Dear Riverdale Living Group:

Below is a notice of public hearing for a proposed rezone request for properties located respectively at approximately 1526, 1528, 1560, and 1580 West Ritter Drive in Riverdale City.

**Notice of Public Hearing**  
Riverdale Planning Commission  
Tuesday, February 9<sup>th</sup>, 2021  
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 proposed rezone request:

The rezone request is for property located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning, Low-Impact Transition Overlay (LIT) zoning, and Regional Commercial (CP-3) zoning to Single-Family Residential (R-1-6) zoning.

Further information regarding this proposal can be viewed at [www.riverdalecity.com](http://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 [snay@riverdalecity.com](mailto:snay@riverdalecity.com).

You may review the current and proposed zoning on our city website ([www.riverdalecity.com](http://www.riverdalecity.com)) under the “City Code” tab. The A-1 zoning language is found under Title 10, Chapter 8; the LIT zoning language is found under Title 10, Chapter 13D; the CP-3 zoning language is found under Title 10, Chapter 10B; and the R-1-6 zoning language is found under Title 10, Chapter 9B.

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](mailto: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](mailto:meggett@riverdalecity.com).

Thank you,

*Michael Eggett*

Riverdale City  
Community Development Director



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

January 29<sup>th</sup>, 2021

**L Leon Poulsen Revocable Trust ½ Etal**  
1527 West Ritter Drive  
Riverdale, UT 84405-4011

Dear L Leon Poulsen Revocable Trust ½ Etal Group:

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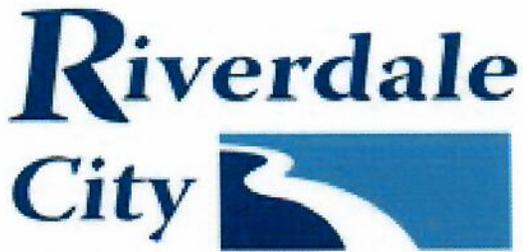
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Thank you,

*Michael Eggett*

Riverdale City  
Community Development Director



# **CERTIFICATION OF SIGN PLACEMENT**

This is to certify that on the 27<sup>th</sup> day of January, 2021, I supervised the placement of two signs on property located at approximately 1526 West and 1560 West Ritter Drive, 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 27<sup>th</sup> day of January, 2021.

A handwritten signature in blue ink that reads "Randy Koger". The signature is written in a cursive style and is positioned above a horizontal line.

Randy Koger, Community Development Department





Reynolds  
REALTY

**NOTICE OF  
REZONING REQUEST**

FOR THE PROPOSED REZONING OF THE

801-394-5541 | [www.reynoldsrealty.com](http://www.reynoldsrealty.com)



**RIVERDALE CITY  
PUBLIC HEARING NOTICE**

Riverdale City gives notice that on Tuesday, February 9, 2021 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 regarding a rezone request for property located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning, Low-Impact Transition Overlay (LIT) zoning, and Regional Commercial (CP-3) zoning to Single-Family Residential (R-1-6) 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.

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**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 28<sup>th</sup> day of January, 2021, 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>.

This notice is scheduled to be published in the Standard Examiner on Saturday January 30<sup>th</sup>, 2021.

Shalee Nay  
Riverdale City Recorder

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 6804 Customer Number: U00310  
Customer Name: Company: RIVERDALE CITY CORP  
Address: 4600 SOUTH WEBER RIV  
City/St/Zip: RIVERDALE ,UT 84405  
Phone: (801) 436-1232 Solicitor: JR  
Category: 10 Class: 1000 Rate: LE-0 Start: 2-2-2021 Stop: 2-2-2021  
Lines: 35 Inches: 3.65 Words: 165

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Credit Card: Expire:  
Order Number:  
Cost: 129.60 Extra Charges: .00 Adjustments: .00  
Payments: .00 Discount: .00  
Balance: 129.60

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Legal Notice 6804 Published in Standard Examiner on February 2, 2021