



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MARCH 23, 2021**

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:

March 9, 2021 Work Session
March 9, 2021 Regular Meeting

E. Action Items

- 1. a. Public hearing** to receive and consider comments regarding a rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah 84405; a zoning change from Mobile Home Park-Recreational Vehicle Park (RMH-1) zoning to Multiple-Family Residential (R-4) zoning; requested by H&H-39th Street, LLC.

b. Consideration to forward recommendation to the City Council regarding a proposed rezone request from Mobile Home Park-Recreational Vehicle Park Zone (RMH-1) zoning to Multiple-Family Residential (R-4) zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H-39th Street, LLC.

All items presented by: Michael 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 18th day of March, 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
March 23, 2021**

AGENDA ITEM: D1

SUBJECT: Consideration of Meeting Minutes

PRESENTER: Shalee Nay, City Recorder

INFORMATION: a. [March 9, 2021 Work Session](#)
 b. [March 9, 2021 Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, March 9, 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 Blair Jones, Commissioner Rikard Hermann, Commissioner – 6:10 p.m. Wanda Ney, Commissioner Suzette DeMar, Commissioner Kent Anderson, Commissioner
City Employees:	Mike Eggett, Community Development Shalee Nay, City Recorder
Visitors via WebEx:	Chris Hatch Matthew Steiner
Excused:	Robert Wingfield, Commissioner

The Planning Commission Work Session meeting began at 6:01 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance except for Commissioner Wingfield who is excused.

Presentations and Reports:

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

- Harbor Freight is going to be having a soft opening next week.
- Five Below will be opening soon, hopefully by the end of this month.
- Nexeo Staffing LLC is now open.
- Dutch Brother Coffee is going to be on the agenda for the next council meeting.
- There are plans regarding the property North of Lowes.

Commissioner Jones asked if Mr. Eggett knew anything about the Newgate mall. Mike noted that he knows it is in default and up for auction.

Consent Items:

Chairman Spiers asked for any changes or corrections to the minutes for February 23, 2021 Regular and Work Session Planning Commission meeting. There were no requested changes.

Action Items:

Chairman Spiers invited discussion on the first part of the action item that is regarding Discussion regarding proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah.

Mike Eggett, Community Development, went over the basic information on the action item and noted that during the regular session, the applicants are present and can answer any questions the Commission may have. Commissioner Spiers asked how many acres were in the property next to America First. Mr. Eggett noted that it is 4.6 acres.

Chairman Spiers invited discussion on second part of the action item that is regarding the Consideration to set Public Hearing for Proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.

Mike Eggett, Community Development, went over the application that was submitted by H & H. He noted that the public hearing is required on the rezone request. If the motion is made to set a public hearing, city staff will make sure the tasks needed are completed.

Mr. Eggett went over a training that he had sent previously to the Commission.

Commissioner Jones asked about water shares and if it is required to have at least one water share to develop a new homes or establishment. Mike noted that any new development is required to bring their water share. Commissioner Jones asked what the cost of the water share is. Shalee Nay, City Recorder, provided information regarding the price of water shares that was found via online.

Planning Commission Work Session Meeting, March 9, 2021

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 6:23 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, March 9, 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
Blair Jones, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner
Kent Anderson, Commissioner

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

Visitors: Chris Hatch Matthew Steiner

Excused: Robert Wingfield, Commissioner

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Wingfield who is excused.

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 is having a soft opening at the end of the month.
- Five Below is going to be opening soon, hopefully by the end of the month.
- Nexeo Staffing LLC is now open.
- Dutch Brothers Coffee is going to the next council meeting.
- Café Rio has a building permit, and everyone can plan on seeing movement here soon on that project.

Commissioner Spiers asked if Café Rio is staying in the same location. Mike Eggett noted that it is going to be a relocation.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on February 23, 2021.

MOTION: Commissioner Jones moved to approve consent items meeting minutes.
Commissioner Anderson seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. a. Discussion regarding proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah.

b. Consideration to set Public Hearing for Proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.

Mike Eggett, Community Development, went over the application that was submitted by H & H and invited questions from the Commission. He noted that both applicants are present if there are any questions for them.

Commissioner Ney noted that the map in the packet shows Salt Lake and Meridian and wanted to make sure if that is the property and it is stated correctly in the packet. Mr. Eggett noted it is a survey plot and the property in question is in red.

Planning Commission Regular Meeting, March 9, 2021

Commissioner Ney asked if this property is in the flood zone. Mike noted that the back 30% is impacted by flood zone. However, that does not have any bearings on this action item.

Commissioner Jones asked about trailers and what impact will that have with the rezone and if the trailers would be in violation if the rezone is granted. Matthew Steiner noted that after each process and after the development agreement, the residents are notified. He also noted that this is most generally how these projects are done. Mike Eggett stated that he believes the residents have up to nine months to relocate. He noted that he will investigate the wording on the statute to make sure everything complies. Matthew stated that according to the state statute, the rezone does not go into effect until the project is beginning development.

Commissioner DeMar asked if the mobile homes are individually owned or if they are rented. Matthew stated that most of the mobile homes are owned.

Mr. Eggett noted that he will ask the city attorney and check on compliance with the rezone so he will have the information requested for the next meeting on March 23rd.

MOTION: Commissioner Jones moved to set a public hearing for March 23, 2021. Commissioner Anderson seconded the motion.

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

F. Discretionary Items

There were no discretionary items.

G. Adjournment

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

The meeting adjourned at 6:57 p.m.

Amy Ann Spiers
Planning Commission Chair

Shalee Nay
City Recorder

Date Approved: _____

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
March 23, 2021**

AGENDA ITEM: E1B

SUBJECT: Consideration to forward recommendation to the City Council regarding a proposed rezone request from Mobile Home Park-Recreational Vehicle Park Zone (RMH-1) zoning to Multiple-Family Residential (R-4) zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H-39th Street, LLC.

PRESENTER: Mike Eggett, Community Development

- INFORMATION:**
- a. [671 West 4400 South Rezone Exec Summ](#)
 - b. [Riv General Plan – Medium Dens & Area 7](#)
 - c. [671 W 4400 S Rezone Area – 20210323](#)
 - d. [671 W 4400 S – H&H-39thStreet Rezone Req App](#)
 - e. [671 W 4400 S Rezone – Pub Hear Notice Checklist](#)
 - f. [671 W 4400 S Rezone – Pub Entities List 20210311](#)
 - g. [Riv Living LLC Rezone 10-9a-205\(4\)\(a\) notice to H&H 39th Street LLC](#)
 - h. [671 W 4400 S Rezone – CERT OF SIGN PLACEMENT\[rkoger\] 20210311](#)
 - i. [671 W 4400 S Rezone Sign Place - Attached seperately](#)
 - j. [3-23-2021 Recorder Public Hearing Notice](#)
 - k. [671 W 4400 S Stand Ex Publish Notice – 20210313](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 3-23-2021

Petitioner: H&H-39th Street, LLC
Represented by Chris Hatch and Matthew Steiner

Summary of Proposed Action

H&H-39th Street, LLC, the petitioner in this matter, is requesting a rezone of property located at approximately 671 West 4400 South from Mobile Home Park-Recreational Vehicle Park (RMH-1) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility of future development for a form of multiple family residential unit facilities on this property (see the application documents for further explanation). Neighboring properties to the north are currently zoned with RMH-1 and R-5 zoning; property to the east are currently zoned with RMH-1 zoning and then the Weber River is here; properties to the south are zoned with C-3 zoning and Riverdale Road is also here; and properties to the west are zoned with C-3 zoning. This request is for approximately 4.62 acres of land located on this property along 4400 South and Riverdale Road and near to 700 West that would potentially be affected by the proposed rezoning 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. Prior to the public hearing, multiple telephone inquiries have been made to City Staff regarding this request and details associated with this request. Following the public hearing, the Planning Commission may provide a recommendation to the City Council in support of the rezoning request or not in support of the rezoning request, with the appropriate findings of fact to support the Commission's recommendation. The Planning Commission may also elect to table the request with the appropriate findings and reasoning to do such.

Title 10 Ordinance Guidelines (Code Reference)

This rezoning request is regulated under City Code 10-5 "Rezoning Requests" and is affected by City Codes 10-9G "Mobile Home Park-Recreational Vehicle Park (RMH-1) zone" and 10-9E "Multiple-Family Residential (R-4) zone".

The petitioner's property is currently listed in the County Records under the ownership of H&H-39th Street, LLC. This property is currently being used as a mobile home park/recreational vehicle park residential area.

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 - Medium Density". The proposed rezone request and project concept requested use is partially in compliance with this land use designation and is somewhat supported in this area by the General Plan language for Area 7 of the Riverdale General Plan. However, the Land Use Master Plan definitions do not seem to support this request as it relates to the current designation of "Residential - Medium Density". Documentation regarding the Riverdale General Plan definition of "Residential - Medium Density" and language from General Plan Area 7 has been provided in this packet.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator

- In addition to these residential zones, the City also allows clustered residential developments under Planned Residential Unit Development and Cluster Subdivisions ordinances. The PRUD provisions function as overlay zones and allow design flexibility in the development of lands within the City. These clustering ordinances encourage the realization of several potential public benefits, one of them being to encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability.
- Riverdale City currently has several PRUD developments currently with 170 single story on-grade patio homes. These developments typically have small lots and with this type of dwelling are geared more toward the senior population.
- Riverdale City encourages the availability of affordable housing alternatives for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse and the homeless. Riverdale City has never adopted ordinances that would prevent the development of moderate income housing for the above mentioned groups. Considered a regional retail hub, Riverdale is a small suburb with a population of approximately 8,600 residents adjacent to Ogden City and therefore subsidizes alternative housing in larger cities in Weber County because 80 percent of Riverdale's population sales tax is redistributed to neighboring cities with larger populations. This redistribution of tax dollars helps to fund affordable housing for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse and the homeless. Large facilities designed to house the homeless and those with AIDS are located approximately two miles from Riverdale in Ogden at The Ogden Rescue Mission and three miles from Riverdale at St. Anne's Shelter/Lantern House. Housing for victims of domestic abuse is available three and a half miles from Riverdale at the Ogden YCC and the WSU Women's Center provides housing resource assistance for single mothers with a dedicated resource center three miles east of Riverdale. Developmental and physically disable housing is available at Graham Court and OWCAP Disabilities Housing in Ogden both just two short miles from Riverdale and at Tri-County Independent Living which is three miles and Trinity Mission Wide Horizons located five miles from Riverdale. The former Christian Heritage Academy in Riverdale is currently vacant and on the market for sale and could be converted into alternative housing for any of these groups.

4. SURVEY OF RESIDENTIAL ZONING¹⁵

The City has fifteen zones that allow for residential uses. They are: Agricultural A-1 (40,000 sq. ft.) and A-2 (2 acres); Residential Estate RE-15 (15,000 sq. ft.) and RE-20 (20,000 sq. ft.); Single Family Residential R-1-10 (10,000 sq. ft.); R-1-8 (8,000 sq. ft.) R-1-6 (6,000 sq. ft.) and R-1-4.5 (4,500 sq. ft.); Residential Single Family R-2 (8,000 sq. ft.) and Single

¹⁵ Riverdale City Code http://www.sterlingcodifiers.com/codebook/index.php?book_id=631

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.

In addition to these residential zones, the City also allows clustered residential developments under Planned Residential Unit Development (PRUD) and Cluster Subdivisions ordinances. The PRUD provisions function as overlay zones and allow design flexibility in the development of lands within the City. These clustering ordinances encourage the realization of several potential public benefits, one of them being to encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability.

Zoning for multifamily housing: Multifamily housing in Riverdale City is considered housing that is comprised of attached units such as apartments, condominiums and town houses. Riverdale City currently has seven, R-5, High Density residential complex developments (RCC 10-9F), five of which are rental apartment developments and two are owner occupied condominium developments. Additionally there is a senior apartment complex located in a Low-Impact Transition Zone that is considered high density.

There are two areas of the city that are zone R-4 which is a medium/high density zone (RCC10-9E). One area is occupied by apartments and the other area has a number of single family dwellings currently existing on the property with additional undeveloped vacant property making up the area.

The R-3 zoned areas (RCC 10-9C) are considered a medium density. There are currently four areas of the city that are zoned R-3, three of these areas contain fourplex dwelling units and one of these areas would accommodate a fourplex structure.

The R-2 (RCC 10-9C) areas of the city allows and has mixed existing attached Two Family dwellings, which consist of side-by-side duplex type dwellings or over/under apartment type dwellings, mixed in with a large amount of single-family dwellings. Approximately half of Riverdale City's low density residential areas are zoned R-2.

Additionally, there are two, four unit townhouses existing in a Mixed Use (MU) Zone.

Provision of density bonuses: Riverdale City has adopted ordinances, RCC 10-13H: Multiple Family Residential Overlay Zone (MFROZ), RCC 10-22: Planned Residential Unit Development (PRUD) and RCC 10-23: Cluster Subdivisions. These zones allow the implementation for increasing densities through clustering, lot area reduction, reduction of yard setbacks and by the flexibility of entering into a Development Agreement between the city and developer.

Allowance of inclusionary zoning: Riverdale City has implemented the concept of inclusionary zoning; it is something that naturally exists within our city. Approximately 30 percent of the city's residential areas are rental properties. This includes single family, apartments and manufactured (mobile) homes all of which are affordable to lower-income households.

Special infill and adaptive reuse ordinance: Riverdale City ordinance, RCC 10-12: INFILL LOTS allows for residential development on lots that would not otherwise qualify for development under existing ordinances. The provision for a residential development

AREA SEVEN

See Figure 13 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The land use map reflects current planned uses for this location. Additionally, a single-family residential patio home development project has been developed in this area at 785 West 4450 South. This residential development is located in a Planned Unit Residential Development overlay district and the residences are subject to a homeowner's association. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

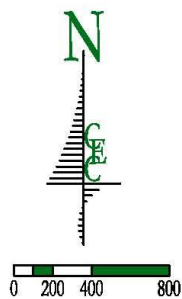
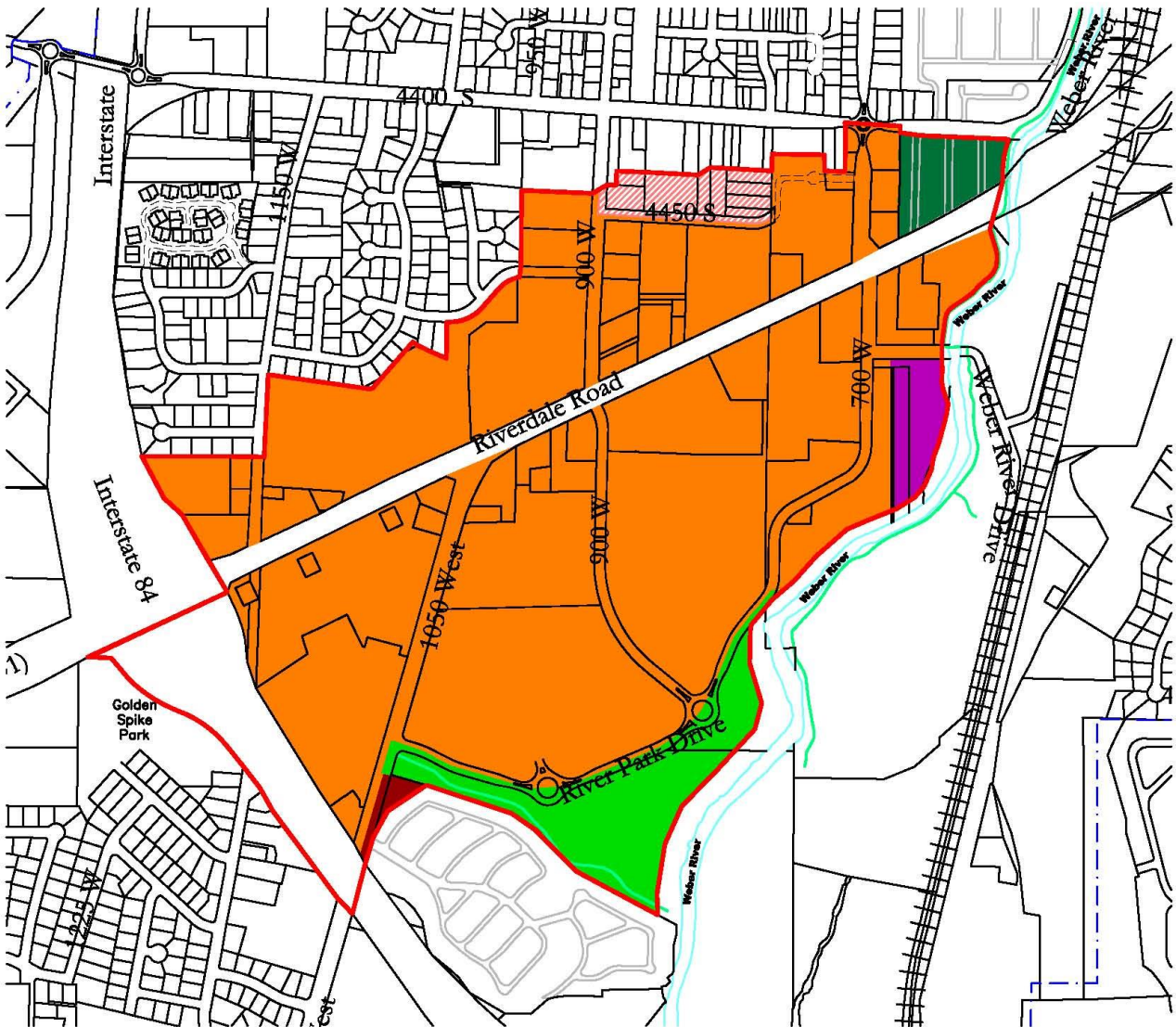
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, which has potential to be converted to a planned commercial use in the future. A future transition in housing options on the modular home park in this area (at approximately 650 West 4400 South) may also make sense in order to accommodate potential alternative multi-housing options at the modular home park location. There is also a parcel along 4600 South, owned by Crabtree Auto, which is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this

use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and maintaining positive relationships with businesses are property owners in this area is key to the City's continued success.

On the south side of this area there is a section of property located along Weber River Drive that is designated as Recreational/Open Space and is now planned to be developed as a regional park by the City. Multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's historical desire to see the land developed for an Office Park use or similar retail/commercial use. Initial concepts for this land included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. However, in the summer of 2014 the City leadership had the opportunity to acquire this property from the landholder. This purchase of the property, if completed, will allow the City to have the option of establishing a major regional city park at this location and this would likely be of great benefit to the residents of the community. The City is in need of a new site for a large park as the current Riverdale Park is running out of capacity for any additional development and may be encroached upon in the future by the Weber School District in order to meet the expansion needs of the Riverdale Elementary School.


















Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

Figure 13 - Alternate Land Uses - Area 7



AREA 7

LAND USE GENERAL PLAN

- | | |
|---|---|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light |
|  Residential - Medium Density |  Industrial / Business Park |
|  High Density - Multi Family |  Institutional |
|  Residential Overlay Zone |  Recreational / Open Space |
|  Mixed Use |  Weber River Parkway |
|  Neighborhood Commercial - Low |  Utility |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

walls and landscaping must buffer the residential uses. No structure shall be greater than two stories (35 feet).

MDR

Medium Density Residential - owner occupied attached or small lot housing usually in a Planned Unit type of development with at least one enclosed parking space. Second car and guest parking may be open or under a carport.

OFF-PARK

Office Park - office uses and incidental retail and service support business. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated and integrated with its natural surroundings. Objectives for the development would be to preserve as much of the natural forest and vegetation, wetlands, river front and character of the area as possible. The "foot print" of buildings and parking areas would be as small as possible. Therefore higher structures (4-6 stories) and structured or underground parking would be encouraged. A low ratio of developed area to open space would be required. There would be a strict conditional use approval process. It has even been suggested that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added to provide an orderly visual transition to the natural habitat.

P

Parks - developed recreation facilities

OS

Open Space - open space, protected natural habitat with limited or no development allowed.

PRUD

Planned Residential Unit Development - an owner occupied, attached or small lot residential development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that allow and encourage sensitive and efficient development of unique lots with steep topography, high ground water, wetlands, unique natural habitat, etc. The present zoning ordinance needs to be updated to better reflect the quality in design and site planning desired.

SFD

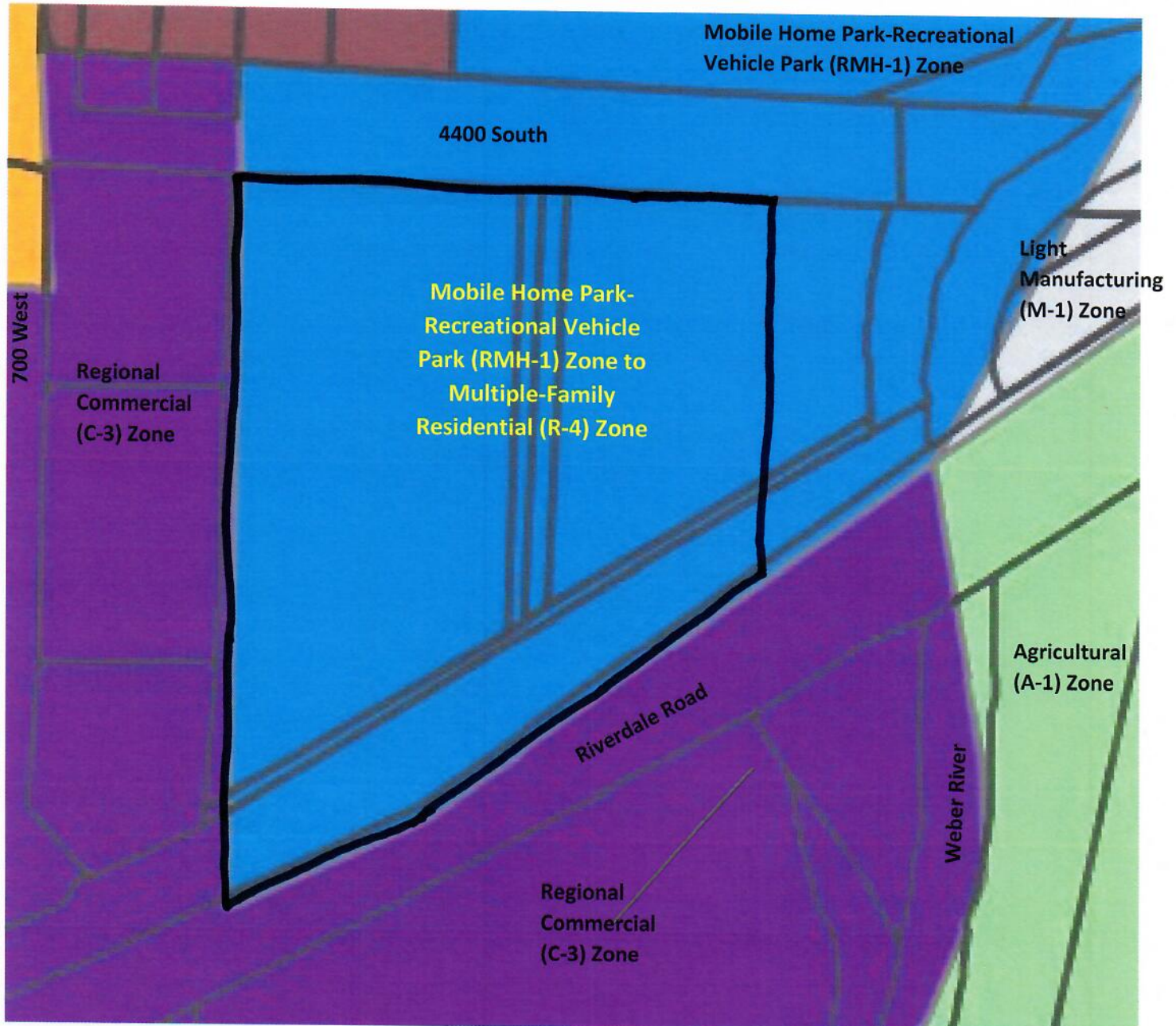
Single Family Detached Housing - with the possibility of secondary rental unit as a conditional use with apartment license required.

U

Utility - public or private utility use.

March 23rd, 2021

H&H-39th Street, LLC – rezone request for property at approximately 671 West 4400 South from Mobile Home Park-Recreational Vehicle Park (RMH-1) 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 2/17/2021 FEE SCHEDULE: **\$250**

APPLICANT NAME H & H - 39TH STREET, LLC PHONE NUMBER: 801-278-4747

APPLICANT ADDRESS 5200 S. HIGHLAND DRIVE, STE 300
HOLLADAY, UT 84117

ADDRESS OF SITE 671 W. 4400 S. RIVERDALE, UT 84405

PROPERTY OWNER H & H - 39TH STREET, LLC

PRESENT ZONING RMH-1

PRESENT USE: MOBILE HOME PARK


PROPOSED ZONING R-4

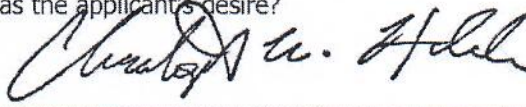
PROPOSED USE: MULTI-FAMILY HOUSING

PROPERTY ACREAGE: 4.62 ACRES

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

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


Signature of Applicant


Signature of Property Owner

I authorize MATTHEW P. STEINER 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: 3/23/2021 Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

Legal Description of 671 W. 4400 S., Riverdale UT 84405

LOT 1, GARFF-LESLEY SUBDIVISION, ACCORDING TO THE OFFICIAL MAP ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

GARFF-LESLEY SUBDIVISION
PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH - FEBRUARY 2019



- Legend*
- | | |
|---|---------------------------|
|  | LASTING FENCE |
|  | EASEMENT'S |
|  | STREET CENTERLINE |
|  | PNB SECTION CORNER |
|  | PNB STREET MONUMENT |
|  | PNB CURB WALL |
|  | PNB RELIAR AND CAP |
|  | SCT 10x14" RELIAR AND CAP |
|  | CAP STAMP'S LANDMARK |
|  | ROAD/STREET DEDICATION |



1. Notice of Cares of Interest by Region Advertising according to the terms found in Entry #2055796, Recorded September 10, 2004 and the Amendment to the Cares of Interest Entry #2067997, Recorded September 26, 2004.
2. Notice of Cares of Interest by Region Advertising according to the terms found in Entry #231140, Recorded February 26, 1995.
3. Imprest/Lyris/Opener according to the terms found in Entry #1470047, Recorded May 1, 1997.
4. Flood Proof information is determined from Flood Insurance Rate Maps, Map No. 493870043H, Point 04367.

Effective Date: June 2, 2015

RIVERDALE CITY ENGINEER



RIVERDALE CITY COUNCIL ACCEPTANCE:

RIVERDALE CITY PLANNING COMMISSION APPROVAL
This is to certify that this resolution was duly approved by the City of Riverdale.

RIVERDALE CITY ATTORNEY
SHERMAN, KENNETH C. (Young Commission)

been awarded the sum of \$2000.00 of February, 2019

Page 10

OWNERS' DEDICATION

OWNERS' EDUCATION

While the audited owners of the herein described lot of land, do hereby set apart and subdivide the same into lots as shown hereon and name said lot CAPRI POLY SUBDIVISION.

[illegible]

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereafter named has caused this instrument to be executed by its proper officers, hereunto duly authorized, this 26 day of February, 2019

UNANIMOUS

JOHN W. WELF
STATE OF UTAH
COUNTY OF GARFIELD

In the title first line written personally, appropriate future, use the above
 name first(s) and last(s) also, along with our full name(s) and their post/postal
address (s) and the location of said limited liability company, and that the said
 and (separate) instrument was signed on behalf of said company by authority
 of its Articles of Incorporation, and the said signat(s) acknowledged to me
 that said company executed the same.
 I, _____, my hand and official stamp the date of this certificate first above
 written.

Limited Film

Library Public
1-17-2020

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402


[illegible]

of 1000–1500 years.

REFERENCE

The purpose of this survey is to create a list (2) of publications on given documents used to date in this survey.

1. While survey is in date in this survey.
2. Books of record on found in the Water County Records Office for periods 08-015-0310, 08-015-0332, 08-015-0350, 08-015-0352, 08-015-0354, 08-015-0356, 08-015-0358, 08-015-0360, 08-015-0362, 08-015-0364, 08-015-0366, 08-015-0368, 08-015-0370, 08-015-0372, 08-015-0374, 08-015-0376, 08-015-0378, 08-015-0380, 08-015-0382, 08-015-0384, 08-015-0386, 08-015-0388, 08-015-0390, 08-015-0392, 08-015-0394, 08-015-0396, 08-015-0398, 08-015-0400, 08-015-0402, 08-015-0404, 08-015-0406, 08-015-0408, 08-015-0410, 08-015-0412, 08-015-0414, 08-015-0416, 08-015-0418, 08-015-0420, 08-015-0422, 08-015-0424, 08-015-0426, 08-015-0428, 08-015-0430, 08-015-0432, 08-015-0434, 08-015-0436, 08-015-0438, 08-015-0440, 08-015-0442, 08-015-0444, 08-015-0446, 08-015-0448, 08-015-0450, 08-015-0452, 08-015-0454, 08-015-0456, 08-015-0458, 08-015-0460, 08-015-0462, 08-015-0464, 08-015-0466, 08-015-0468, 08-015-0470, 08-015-0472, 08-015-0474, 08-015-0476, 08-015-0478, 08-015-0480, 08-015-0482, 08-015-0484, 08-015-0486, 08-015-0488, 08-015-0490, 08-015-0492, 08-015-0494, 08-015-0496, 08-015-0498, 08-015-0500, 08-015-0502, 08-015-0504, 08-015-0506, 08-015-0508, 08-015-0510, 08-015-0512, 08-015-0514, 08-015-0516, 08-015-0518, 08-015-0520, 08-015-0522, 08-015-0524, 08-015-0526, 08-015-0528, 08-015-0530, 08-015-0532, 08-015-0534, 08-015-0536, 08-015-0538, 08-015-0540, 08-015-0542, 08-015-0544, 08-015-0546, 08-015-0548, 08-015-0550, 08-015-0552, 08-015-0554, 08-015-0556, 08-015-0558, 08-015-0560, 08-015-0562, 08-015-0564, 08-015-0566, 08-015-0568, 08-015-0570, 08-015-0572, 08-015-0574, 08-015-0576, 08-015-0578, 08-015-0580, 08-015-0582, 08-015-0584, 08-015-0586, 08-015-0588, 08-015-0590, 08-015-0592, 08-015-0594, 08-015-0596, 08-015-0598, 08-015-0600, 08-015-0602, 08-015-0604, 08-015-0606, 08-015-0608, 08-015-0610, 08-015-0612, 08-015-0614, 08-015-0616, 08-015-0618, 08-015-0620, 08-015-0622, 08-015-0624, 08-015-0626, 08-015-0628, 08-015-0630, 08-015-0632, 08-015-0634, 08-015-0636, 08-015-0638, 08-015-0640, 08-015-0642, 08-015-0644, 08-015-0646, 08-015-0648, 08-015-0650, 08-015-0652, 08-015-0654, 08-015-0656, 08-015-0658, 08-015-0660, 08-015-0662, 08-015-0664, 08-015-0666, 08-015-0668, 08-015-0670, 08-015-0672, 08-015-0674, 08-015-0676, 08-015-0678, 08-015-0680, 08-015-0682, 08-015-0684, 08-015-0686, 08-015-0688, 08-015-0690, 08-015-0692, 08-015-0694, 08-015-0696, 08-015-0698, 08-015-0700, 08-015-0702, 08-015-0704, 08-015-0706, 08-015-0708, 08-015-0710, 08-015-0712, 08-015-0714, 08-015-0716, 08-015-0718, 08-015-0720, 08-015-0722, 08-015-0724, 08-015-0726, 08-015-0728, 08-015-0730, 08-015-0732, 08-015-0734, 08-015-0736, 08-015-0738, 08-015-0740, 08-015-0742, 08-015-0744, 08-015-0746, 08-015-0748, 08-015-0750, 08-015-0752, 08-015-0754, 08-015-0756, 08-015-0758, 08-015-0760, 08-015-0762, 08-015-0764, 08-015-0766, 08-015-0768, 08-015-0770, 08-015-0772, 08-015-0774, 08-015-0776, 08-015-0778, 08-015-0780, 08-015-0782, 08-015-0784, 08-015-0786, 08-015-0788, 08-015-0790, 08-015-0792, 08-015-0794, 08-015-0796, 08-015-0798, 08-015-0800, 08-015-0802, 08-015-0804, 08-015-0806, 08-015-0808, 08-015-0810, 08-015-0812, 08-015-0814, 08-015-0816, 08-015-0818, 08-015-0820, 08-015-0822, 08-015-0824, 08-015-0826, 08-015-0828, 08-015-0830, 08-015-0832, 08-015-0834, 08-015-0836, 08-015-0838, 08-015-0840, 08-015-0842, 08-015-0844, 08-015-0846, 08-015-0848, 08-015-0850, 08-015-0852, 08-015-0854, 08-015-0856, 08-015-0858, 08-015-0860, 08-015-0862, 08-015-0864, 08-015-0866, 08-015-0868, 08-015-0870, 08-015-0872, 08-015-0874, 08-015-0876, 08-015-0878, 08-015-0880, 08-015-0882, 08-015-0884, 08-015-0886, 08-015-0888, 08-015-0890, 08-015-0892, 08-015-0894, 08-015-0896, 08-015-0898, 08-015-0900, 08-015-0902, 08-015-0904, 08-015-0906, 08-015-0908, 08-015-0910, 08-015-0912, 08-015-0914, 08-015-0916, 08-015-0918, 08-015-0920, 08-015-0922, 08-015-0924, 08-015-0926, 08-015-0928, 08-015-0930, 08-015-0932, 08-015-0934, 08-015-0936, 08-015-0938, 08-015-0940, 08-015-0942, 08-015-0944, 08-015-0946, 08-015-0948, 08-015-0950, 08-015-0952, 08-015-0954, 08-015-0956, 08-015-0958, 08-015-0960, 08-015-0962, 08-015

		Western County Records Entry on <u>274-6335</u> File # <u>32-80</u>	
Book <u>100</u> Page <u>289</u> Filed for record and recorded at <u>32-80</u> of <u>1988</u> at <u>4:00 PM</u>		on <u>84</u> of official records, on page <u>902</u> County Recorder Leann H. Kells	
Return to: <u>274-6335</u> Box 1000, 127 West 802-321-4975		Date Registered: <u>2/20/2002</u>	

[illegible]REVIVING AGENCY
 Riverside City

Questions for Planning Commission

A. Why should the present zoning be changed?

Current zoning needs to be changed from RMH-1 to R-4 to develop for multi-family housing.

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

The Riverdale City's General Housing Plan calls for "safe, accessible, sanitary, and aesthetically pleasing" homes. The gentrification of the property and development of new multi-family housing will help reach those goals already set by the General Housing Plan, as well as increase safety, increase density and revitalize the surrounding 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?

The proposed change will be in harmony with both the general area and General Plan.

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

The proposed development will help beautify the area, and improve the health, safety, and welfare of the new and neighboring residents.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.542265

Feb 23, 2021

FORZA DEVELOPMENT LLC

Previous Balance:		.00
MISCELLANEOUS - 671 W 4400 SOUTH RIVERDALE		250.00
10-34-1500 ZONING & SUB. FEES		
<hr/>		
Total:		250.00
<hr/>		
CHECK	Check No: 2033	250.00
Total Applied:		250.00
<hr/>		
Change Tendered:		.00
<hr/>		

02/23/2021 1:32 PM

671 West 4400 South – 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

671 West 4400 South

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

1. UDOT – Region One: sent on March 11, 2021
2. Weber School District: sent on March 11, 2021
3. Weber County Government: sent on March 11, 2021
4. Roy Water Conservancy District: sent on March 11, 2021
5. Weber Basin Water Conservancy District: sent on March 11, 2021
6. Comcast: sent on March 11, 2021
7. Century Link: sent on March 11, 2021
8. Rocky Mountain Power: sent on March 11, 2021
9. Dominion Energy: sent on March 11, 2021
10. Central Weber Sewer District: sent on March 11, 2021

Legal Description of 671 W. 4400 S., Riverdale UT 84405

LOT 1, GARFF-LESLEY SUBDIVISION, ACCORDING TO THE OFFICIAL MAP ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

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

March 11th, 2021

H & H 39th Street LLC
PO Box 526412
Salt Lake City, UT 84152-6412

Dear H & H 39th Street LLC Group:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 671 West 4400 South in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, March 23rd, 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 671 West 4400 South in Riverdale City from Mobile Home Park-Recreational Vehicle Park Zone (RMH-1) zoning to Multiple-Family Residential (R-4) zoning.

Further information regarding this proposal 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 snay@riverdalecity.com.

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

Thank you,

Michael Eggett

Riverdale City

Community Development Director/RDA Deputy Exec. Director

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.542265

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Total:		250.00
<hr/>		
CHECK	Check No: 2033	250.00
Total Applied:		250.00
<hr/>		
Change Tendered:		.00
<hr/>		

02/23/2021 1:32 PM



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 11th day of March, 2021, I supervised the placement of two signs on property located at approximately 671 West 4400 South, Riverdale, Utah as a notice of a rezone request. I further certify that said signs were posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 11th day of March, 2021.

A handwritten signature in blue ink, reading "Randy S. Koger", is written over a horizontal line.

Randy Koger, Community Development Department



**RIVERDALE CITY
PUBLIC HEARING NOTICE**

Riverdale City gives notice that on Tuesday, March 23, 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 Proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC

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.

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 11th day of March, 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 March 13, 2021.

Shalee Nay
Riverdale City Recorder

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 7187 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: 3-13-2021 Stop: 3-13-2021
Lines: 34 Inches: 3.54 Words: 161

Credit Card: Expire:
Order Number:
Cost: 126.00 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 126.00

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Legal Notice 7187 Published in
Standard Examiner on March 13, 2021