



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 13, 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 23, 2021 Work Session
March 23, 2021 Regular Meeting

E. Action Items

1.
 - a. Discussion regarding proposed rezone request for properties located at approximately 300 West Highland Drive, Riverdale, Utah.
 - b. Consideration to set Public Hearing for Proposed Rezone Request from Single-Family Residential (R-1-8) Zoning to Single-Family Residential (R-1-4.5) Zoning for properties located at approximately 300 West Highland Drive, Riverdale, Utah 84405, as requested by applicant Brent Hill.
2. Consideration of Conditional Use Permit for Automobile Sales Dealership use request located at approximately 860 West Riverdale Road, Unit B-6, Riverdale, Utah 84405, as requested by applicant Michael Buchanan.
3. Consideration to forward recommendation to City Council regarding an Amended Site Plan request for the Chick-Fil-A Restaurant located at approximately 4067 South Riverdale Road, Riverdale Utah 84405, as requested by Chick-Fil-A Restaurants and Merrick Engineering Group.
4. 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 applicant H&H-39th Street, LLC.

All items presented by: Michael Eggett, Community Development

F. Discretionary Items

G. Adjournment

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 8th day of April, 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
April 13, 2021**

AGENDA ITEM: D1

SUBJECT: Consideration of meeting minutes.

PRESENTER: Shalee Nay, City Recorder

- INFORMATION:**
- a. [March 23, 2021 Planning Commission Work Session](#)
 - b. [March 23, 2021 Planning Commission Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, March 23, 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
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner
Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Nay, City Recorder
Steve Brooks, City Attorney
Luigi Panunzio, Riverdale City Police

Visitors via WebEx: Matthew Steiner

The Planning Commission Work Session meeting began at 6:03 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance.

Presentations and Reports:

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

- Mike Eggett noted that there will be a site plan amendment on the April thirteenth Planning Commission meeting.
- Five Below has received its final building permit.
- Harbor Freight is very close to opening.
- There is a Legislative follow up session with the ULCT.
- There was an updated land use training that Commissioners should attend.

Commissioner Anderson asked if the owners of the property with the rezone request are present in tonight's meeting. Mr. Eggett stated that they are present.

Consent Items:

Chairman Spiers asked for any changes or corrections to the minutes for March 9, 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, 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.

Mike Eggett, Community Development, stated that the second part of the action item will be the same information as the first part and noted that he received multiple inquiries regarding this rezone request. Chairman Spiers asked if there is any known public coming to attend the public hearing. Mr., Eggett and Miss Nay both noted they are both aware of multiple people. Shalee Nay, City Recorder, stated that she did receive a letter that she will read during the regular meeting.

Chairman Spiers invited discussion on second part of the action item; 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.

Mike Eggett, Community Development, went over the executive summary which explained; 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 is 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

Planning Commission Work Session Meeting, March 23, 2021

700 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. 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 rezone request or not in support of the rezone 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. 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.

Commissioner Anderson asked what is appropriate to ask during tonight's meeting. Steve Brooks, City Attorney

Discretionary Items:

Chairman Spiers asked the Commissioners if there were any discretionary items. Commissioner Ney noted that the Newgate mall has been sold.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:27 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 23, 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
Wanda Ney, Commissioner
Suzette DeMar, Commissioner
Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Nay, City Recorder
Steve Brooks, City Attorney
Luigi Panunzio, Riverdale City Police

WebEx Visitors: Matthew Steiner

Visitors:

Kay Walker	Tonya Rotunda	Xavier Davis
Zeke Barwell	Maria Estrada	Monardo Gallegos
Pat Callan	Maria Reyes	Janean Bowthorpe
Alan Bowthorpe	Kacey Jacobson	Shawn Bowthorpe
Rose Coates	Jason Williams	Randy Guerriero
Jann Ewing	Amanda Gomez	Stacie Smith
Rosella Mauro	Erik Rodriguez	Tomas Morley
Jessica Lefever	Elizabeth Wager	Ian Wager
Chris Montgomery	David Nelson	Jayden Arlint
Harvey Day	Margaret Dunn	Tyson Dunn
Jenny Gnagey	Denise Clontz	Tyson Berry
Jason Waters	Isaiah Iverson	Katy Fisiipeau
Henry Fisiipeau	Elina Fissipeau	Elijah Nelson
Xavier Marpe		

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

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:

- Mike Eggett noted that there will be a site plan amendment on the April thirteenth Planning Commission meeting.
- Five Below has received its final building permit.
- Harbor Freight is very close to opening.
- There is a Legislative follow up session with the ULCT.
- There was an updated land use training that Commissioners should attend.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on March 9, 2021.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

Planning Commission Regular Meeting, March 23, 2021

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.**

Mike Eggett, Community Development, went over the executive summary which explained; 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 is 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 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. 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 rezone request or not in support of the rezone 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.

MOTION: Commissioner Jones moved to open the Public Hearing. Commissioner Wingfield seconded the motion.

Chairman Spiers invited discussion on the motion. There was no discussion.

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

Jason Williams, 671 W 4400 S, Trailer #51, Riverdale, UT 84405. Expressed his concerns with the rezone request. He noted that residents need to keep paying rent and address the owner of the property, not the city. He stated that compensation is what is needed if the rezone goes through.

Tonya Retenda, 671 W 4400 S, Trailer #23, Riverdale, UT 84405. She noted she is on disability and has a roommate with health issues. She stated that they cannot afford to move and there are plenty of other places to rezone.

Joel Higgs, 671 W 4400 S, Trailer #22, Riverdale, UT 84405. Stated that he used to live on Grant Ave and he now lives here. There are no gang problems and people are usually peaceful. He noted that he really enjoys the neighborhood, and he cannot afford to move.

Jann Ewing, 671 W 4400 S, Riverdale, UT 84405. She noted that she has been out of work and she put all her money into this trailer, and it cannot be moved. If the rezone happens, their homes will be taken, and she has no where to go.

Amanda Gomez, 671 W 4400 S, Trailer #47, Riverdale, UT 84405. She noted that she is a military veteran. She purchased this trailer to put a roof over their head. The trailer will not be able to be moved and will have to be demolished. She cannot afford to relocate. She stated that there is a family that just moved in that had no idea that the rezone request went to the city.

Xavier 671 W 4400 S, Trailer #10, Riverdale, UT 84405. He noted that people here cannot afford to move to new places that are expensive. He stated that they are trying to survive and if the trailers are taken, they will be homeless. He asked for understanding and compassion when it comes to this rezone request.

Lola Higgs, 671 W 4400 S, Trailer #22, Riverdale, UT 84405. She noted that she does not want to lose her home and she has been crying due to fear of starting over again. She stated that she has a disability and yet she has had to get a part time job to maintain a roof over her head.

Jaden Arland, 671 W 4400 S, Trailer 10, Riverdale, UT 84405. Stated that this trailer park is what a lot of people can afford because with wages these days will not cover a condo prices at \$1200.00. He noted that low-income housing should not be taken away.

Planning Commission Regular Meeting, March 23, 2021

Chris Montgomery, 671 W 4400 S, Trailer #47, Riverdale, UT 84405. He noted that over fifty-five people depend on this trailer park to live because of its affordable housing. He stated that he tried for six months to find another affordable housing and failed to find it. He wanted to know who would be covering cost of expense to move.

Randy Greoral, 671 W 4400 S, Trailer #19, Riverdale, UT 84405. He stated that he has lived in this trailer for over thirty years. He stated that it would cost ten thousand dollars to get the trailer moved and a lot of people cannot afford that. He has mad upgrades to the trailer and was comforted by the new management because they stated that they will be owning this property as a trailer park and bring in newer and nicer trailers. Then they are now wanting to rezone for a high-density zone.

Taylor Berry, 671 W 4400 S, Trailer #16, Riverdale, UT 84405. He stated that he has been in the process of selling his trailer for months. They were in contract with a buyer and seen that there was a note on his front door and not by certified mail. He stated that with the letter coming about this rezone request, the buyer backed out of a \$28,000 sale.

July 671 W 4400 S, Trailer #40, Riverdale, UT 84405. She asked if this rezone happens, is there a way to receive financial help or a new trailer park built for these residents to relocate. She noted that it would be great to find a way to work together in this rezone.

Maria Reiz 671 W 4400 S, Trailer #41, Riverdale, UT 84405. She had her son translate for her. He stated that she lives alone with her kids and was wondering why the rezone is being requested. Who is going to help move when she has two different jobs to pay rent?

Harvey Day, 823 23rd St, Ogden, UT 84404. He stated that the notice that was on the resident's doors did not state there was an online option to address concerns. He noted that these are all human beings, and they have no where to go and that needs to be concerned.

William Gillman 671 W 4400 S, Trailer #13, Riverdale, UT 84405. He noted that he has lived here for twenty years. He stated that he has similar concerns as the previous comments. He has been remodeling his trailer and he cannot afford to leave. He was told that they were safe from being relocated.

Enrique Godinez, translated for Francisco Godinez, 671 W 4400 S, Trailer#35 Riverdale, UT 84405 When the trailer was purchased a few months ago, this was not being told to them and they invested all they have into this home. It is unknown where they would be able to go.

Denise Clonson 671 W 4400 S, Trailer #42, Riverdale, UT 84405. She stated that if the trailer is taken away, she does not know what she will do. She noted that it is a nice community for them.

Eric Rodriguez, 671 W 4400 S, Trailer #16, Riverdale, UT 84405. He stated that he is also in the sale that was failed with the trailer because of the property being possibly rezoned.

Melissa, 671 W 4400 S, Trailer #18, Riverdale, UT 84405. She noted that she has been there for over twenty years. She wants to know where this rezone is going to go and what is going to happen and a timeline.

Elizabeth Wager and Katie Scirpio stated that hey are here at the public hearing for their mother and brother. She noted that in the news it said due to safety concerns therefore the request is happening. They want to know what safety concerns there are, and their brother will not be able to afford anywhere to live because of him losing his job.

Zeke Bardwell, 1019 W, used to live in the trailer park. He stated that he has multiple friends in the trailer park and main concern is the unknown. He noted that residents are scared, and the process needs to be explained to them.

Alan Bowthorpe, Owner of 671 W 4400 S, Trailer #29 Riverdale, UT 84405. He stated that they purchased this trailer for their son so he could be independent. He noted that all the concerns that have been expressed tonight, he agrees with every one of them.

David Nelson stated he used to live in the trailer park many years ago. He noted that with COVID still happening, residents are struggling. Even though the stimulus checks have been given, it does not help them long term.

Janean Bowthorpe, owns with Alan Bowthorpe Trailer #29. She noted that these people are the salt of earth and they are the kindest people. She asked that the city be their hero.

Adrianna Trailer 671 W 4400 S #39, Riverdale, UT 84405. She wanted to tell residents that they are not hopeless and that there are resources. She stated that there are ways thrive through issues.

Planning Commission Regular Meeting, March 23, 2021

Steve Brooks, City Attorney, went over the process of a rezone request and answered basic question regarding a rezone.

MOTION: Commissioner Jones moved to close the Public Hearing. Commissioner Wingfield seconded the motion.

Chairman Spiers invited any discussion on the motion. There was no discussion.

ROLL CALL VOTE: All Commissioners voted in favor. Public Hearing is closed.

1b. 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.

Mike Eggett went over additional information on the action item. 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.

Commissioner Anderson asked how long H&H has owned the property and what has been done to improve the property. Matthew Steiner, Attorney for H&H, noted that they have owned the property for four years. Commissioner Anderson noted that he full heartedly understands the resident's frustrations in the trailer park community. However, it is like a landlord not renewing a lease and the renter would need to move. So, it is important to be fair to both parties.

Commissioner Hermann noted that one thing that needs to be considered when making this decision is if the request meets what is stated in the city code. He noted that R-4 does not fit in that area according to the master plan. If anything, the area would better to rezone to R-2 or R-3.

Shalee Nay, City Recorder, noted that the live stream has stopped working and requested a break in the meeting to restart the system.

Matthew Steiner then had technical difficulties. Phono calls and an email were made but he was unable to log back on.

MOTION: Commissioner Jones moved to table action item until April 13, 2021 during the next Planning Commission meeting. Commissioner DeMar seconded the motion.

ROLL CALL VOTE: All Commissioners voted to table. Motion passes.

F. Discretionary Items

Mike Eggett thanked all Commissioners for their hard work.

G. Adjournment

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

The meeting adjourned at 8:23 p.m.

Amy Ann Spiers
Planning Commission Chair

Shalee Nay
City Recorder

Date Approved: _____

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 13, 2021**

AGENDA ITEM: E1B

SUBJECT: Consideration to set Public Hearing for Proposed Rezone Request from Single-Family Residential (R-1-8) Zoning to Single-Family Residential (R-1-4.5) Zoning for properties located at approximately 300 West Highland Drive, Riverdale, Utah 84405, as requested by applicant Brent Hill.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [300 Highland, Hill Rezone App \[20210312\]](#)
- b. [Signed usage Agreement and Deed Parking lot Danene Baird](#)

[BACK TO AGENDA](#)



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct # 10-34-1500

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED: 3-12-2021 FEE SCHEDULE: **\$250**

APPLICANT NAME: Brent Hill PHONE NUMBER: 801-721-2474

APPLICANT ADDRESS: 235 Quail Flight Farmington UT 84025

ADDRESS OF SITE: SW corner of 300 W. & Highland Pr.

PROPERTY OWNER: #060260002 060260023
Brent & Moana Hill

PRESENT ZONING: R-18 / Commercial

PRESENT USE: Vacant land / Parking lot

PROPOSED ZONING: R-1-4.5

PROPOSED USE: 5 residential townhomes, @ lot line

PROPERTY ACREAGE: ~~58~~ .54

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? see attached
- B. How is the proposed change in harmony with the City General Plan for this area? see attached
- 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? see attached.
- D. How is the change in the public interest as well as the applicant's desire?

Brent Hill Signature of Applicant Brent Hill Signature of Property Owner

I authorize Ma Brent or Moana Hill to act as my representative in all matters relating to this application.

I allow authorize & grant permission for
Brent Hill to work in my behalf on parking
lot approx 45'0 x 156'0 to request re-zone
with Riverside City Tax ID # 060260023

X ~~Danene Baird~~ ~~By Myself~~ 4-7-21 Wed April 7 2021
X Danene Baird Danene Baird

X ~~Michael Baird~~ 4-7-21 Wed April 7 2021
Michael Baird



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: _____

Decision: _____

City Council consideration of application:

Date: _____

Decision: _____

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405 Acct # 10-34-1500

RIVERDALE CITY REZONE REQUEST APPLICATION DATE SUBMITTED 3/12/2021 FEE SCHEDULE: \$250

APPLICANT NAME PHONE NUMBER: Brent and or Moana Hill 801-721-2474

APPLICANT ADDRESS: Brent and Moana Hill 235 Quail Flight Farmington, Utah 84025

ADDRESS OF SITE: SW Corner lot(s) 300 W Highland Drive Riverdale Utah Tax ID's #060260002 and #060260023 Vacant lot and paved parking lot.

PROPERTY OWNER: Brent and Moana Hill

PRESENT ZONING R-1-8

PRESENT USE: VACANT LOT zoned R1-8 / Paved, Improved Parking lot used for a commercial zoned property.

PROPOSED USE: Residential R-1-4.5

PROPERTY ACREAGE: 0.58 acres

Vacant land: .58 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?

Answer: This parcel is long overdue to be improved and permanently beautified. Its odd shape, steep slope, and large frontages make it hard to develop. The current zoning allows up to 2 homes. The only reasonable and financially feasible design for these 2 homes would to place them on Highland Drive. Both homes would have aprox. 160' deep back yards, with narrowing triangular shapes. The home on the East side will have a steep hill side, busy street, adjacent commercial properties, and it will be extremely hard to utilize, and even harder to landscape. (Most likely these large back yards would be extremely hard to maintain. like most of the other oversized deep lots the long steep hillside backyards could become unkept. Furthermore, these large narrow backyards are easily visible to all 300 West passersby's as they gaze downward.

This ugly misshapen lot should be improved, developed, and put to its best possible use. The uphill side of the slope can be used for main floor entrances. Then below can be used for "Walk out basements" below and/or garage parking access. This will make it easier for the wheelchair bound, or just someone who doesn't negotiate stairs well. The building itself will double as a retaining wall and make the slope simpler to landscape. All in all, the property will be more functional with a RE-Zone, turning the slope and existing parking into a usable asset; and not just a long, awkward, deep backyard.

Every Riverdale citizen has probably driven by this land numerous times and may have had thought why this land has remained unimproved, when most the surrounding areas have been improved. Or at least all the local politicians have seen this busy corner lot as a great place to install a "Vote for Me SIGN".

The steep slope, busy street, adjacent commercial properties, triangular shape giving large frontages to both 300 West and Highland drive make this property difficult to develop. Smaller nearby houses built in the 1940's and 50's with around 1,000 sq ft and "Short" basements make it economically unsuitable to build larger more expensive houses. Most of these lots were divided in half, because the original lot size was even too big for the transitioning agrarian

citizens in the 1940's. If you look at "Google Earth" You will see that the very long lots (even though they have been divided in ½) are often unkept with weeds or storage for derelict vehicles. All the properties on 300 West are zoned commercially, or are HIGH Density apartment complex.

The right improvement(s) will not only be an asset to the community, but it may help Utah with its current non-existent and un-affordable housing situation. We plan to make this an area that is pleasant to look at and an asset to the community.

Conclusion: This property is oddly shaped, slopes on both sides, and is not conducive to its current zoning for 2 dwellings. It is trapped between small homes on one side and commercial property on the other; Also Its location is not financially prudent to build a large expensive home. is a busy road. This property is the boundary line between Riverdale and Washington Terrace. All the other 300 West properties in this area, in both cities, are commercially zoned. In fact, the parking area, is being used as commercial.

Improving this property with its current zoning is not an attractive idea. It will leave the city with something less than its highest use; 2 long gangly lots with sloped backyards. These lots that will be hard to maintain, practically impossible to mow, and difficult and expensive to landscape. All this would all be visible by gazing down-hill from 300 West.

The reasons this property has not been improved are multiple. The long and short of it is it is not beneficial to improve this parcel with its current zone. We plan to turn some of the negative traits of this parcel into assets. The parking lot at the top of the slope can be utilized for above main floor entrance, additionally this existing Parking area has 2 entrances and egresses to 300 West for safe use, and that will Keep much of the car traffic off Highland drive.

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

This slightly higher density zoning is a good buffer between the commercial zone areas and older small residential homes.

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? Residential zoning

Keeping the residential zoning as "Residential" is in harmony with the general plan. The general plan doesn't seem to take the adjacent zoning that is in Washington Terrace. It would be reasonable to have this property zoned commercial or high density residential. However, keeping a slightly higher density residential zoning will create a good **buffer zoning** and a better decision than the current zoning allows.

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

Having a 5 units maximum will make it reasonable to improve more of the land, landscape and beautify the whole area. This is possible low residential R-1-4 housing a good compromise, where it is not reasonable in its current zoning. This is a melodious harmony transitioning the land between older residential and commercial properties.

HIGHLAND VIEW SUBDIVISION

LOTS 14 TO 22 & 35 TO 38

IN RIVERDALE CITY

SCALE 1" = 50'

TAXING UNIT: 26

SEE PAGE 25

SEE PAGE 19

SEE PAGE 27

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 9, PAGE 52 OF RECORDS

SEE PAGE 20-2

SEE PAGE 20-2

LHM 08-90



Legal Description

Lot 06-026-0002

ALL OF LOT 15, HIGHLAND VIEW SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH. EXCEPTING THEREFROM: A PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 2348.40 FEET NORTH AND 1230.78 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE NORTH 61D52'19" EAST 43.07 FEET; THENCE SOUTH 24D56'00" EAST 101.46 FEET; THENCE NORTH 65D02'27" EAST 1.50 FEET; THENCE SOUTH 28D22'00" EAST 40.20 FEET; THENCE SOUTH 24D14'23" EAST 14.50 FEET; THENCE NORTH 89D18'21" WEST 51.83 FEET; THENCE NORTH 24D56'00" WEST 131.27 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: A PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 PART OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 46.21 FEET PERPENDICULAR DISTANCE WESTERLY FROM THE CENTERLINE OF 300 WEST STREET AT AN ENGINEER STATION 35+53.73; SAID POINT BEING LOCATED NORTH 2228.74 FEET (NORTH 2226.84 FEET DEED) AND EAST 1337.94 FEET (EAST 1339.44 FEET DEED) FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE SOUTH 89D18'21" EAST 15.32 FEET (EAST DEED) TO THE EASTERLY PROPERTY LINE OF GRANTOR'S PROPERTY AND THE WESTERLY RIGHT OF WAY OF 300 WEST STREET; THENCE NORTH 27D41'19" WEST 224.71 FEET ALONG SAID WESTERLY RIGHT OF WAY OF 300 WEST STREET; THENCE SOUTH 67D13'19" WEST 0.25 FEET; THENCE NORTH 24D14'15" WEST 3.14 FEET; THENCE NORTHWESTERLY 24.47 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 51D04'44" WEST 23.50 FEET) THENCE SOUTH 15D00'05" WEST 5.66 FEET; THENCE SOUTHEASTERLY 20.40 FEET ALONG THE ARC OF A 21.35 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 49D27'07" EAST 19.63 FEET); THENCE SOUTHEASTERLY 27.46 FEET ALONG THE ARC OF A 550.00 RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 23D30'10" EAST 27.45 FEET); THENCE SOUTH 24D56'00" EAST 137.80 FEET ALONG THE HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 65D02'27" EAST 1.50 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 28D22'00" EAST 40.20 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 24D14'23" EAST 14.50 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Lot 06-026-0023

PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 2348.40 FEET NORTH AND 1230.78 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE NORTH 61D52'19" EAST 43.07 FEET, THENCE SOUTH 24D56'00" EAST 101.46 FEET, THENCE NORTH 65D02'27" EAST 1.50 FEET, THENCE SOUTH 28D22'00" EAST 40.20 FEET; THENCE SOUTH 24D14'23" EAST 14.50 FEET, THENCE NORTH 89D18'21" WEST 51.83 FEET; THENCE NORTH 24D56'00" WEST 131.27 FEET TO THE POINT OF BEGINNING.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.542587

Mar 12, 2021

BRENT HILL

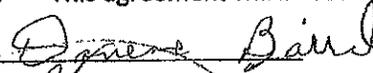
Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	250.00
10-34-1500 ZONING & SUB. FEES	
<hr/>	
Total:	250.00
<hr/>	
CHECK	250.00
Check No: 0139	
Total Applied:	250.00
<hr/>	
Change Tendered:	.00
<hr/>	

03/12/2021 1:46 PM

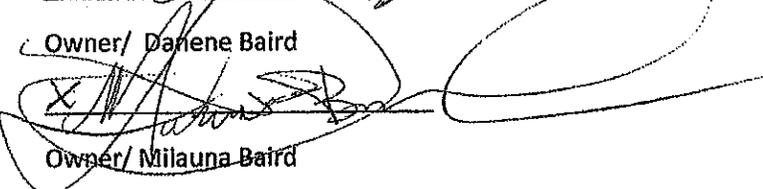
PROPERTY USAGE AGREEMENT

This is the agreement for the land (Parking lot) north of Danene's Dance Studio. 4301 South 300 West Washington Terrace, Utah Tax ID 0602600023.

- I. All maintenance and costs are shared according to ownership of 70% 30%.
- II. The parking spaces used by Baird (30%) are the spaces furthest South and closest to Dance Studio. Furthermore, the parking spaces on the North end will be used by the 70% owner.
- III. Access: the 2-property access is off 300 West street, and neither owner can block or restrict the other from using both access points.
- IV. The 70% owner is buying this land to improve and augment to the adjacent property Tax ID 060260002; and will use this property as parking, set back, buffer land, and will not be restricted by joint owner to use its "highest and best use".
- V. Improvements and updates will be allowed.
- VI. If any owner desires to sell the property, the adjacent owner will have the first and equal opportunity to buy.
- VII. Any subsequent owner will be held to these same rules and guidelines.
- VIII. This agreement will be recorded and be public.



Owner/ Danene Baird



Owner/ Milauna Baird

Owner/ Brent E Hill

Owner/ Moana Hill



W3130893

RECORDED
INDEXED
MAR 11 10 50 AM '21
SALT LAKE COUNTY

This document prepared by:)
 Brent Hill)
 235 Quail Flight, Farmington, UT 84025, USA)
)
 Mail tax notice to:
 After recording return to:)
 Brent Hill)
 235 Quail Flight, Farmington, UT 84025, USA)

Above this line reserved for official use only

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

On Monday March 1st, 2021, for valuable consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Danene Baird, not married, of 4520 S 500 W Ogden Utah 80405, and Milauna Baird, not married, of 4520 S 500 W Ogden Utah 84405, (collectively the "Grantor"), does hereby remise, release, grant and convey, as well as quitclaim, unto Brent E Hill and Moana I Hill as 70% owners., married, of 235 Quail Flight, Farmington, UT 84025, USA, and Danene Baird and Milauna Baird as 30% owners, not married, of 4520 S 500 W Ogden, Utah 84405, (collectively the "Grantee"), the following described property together with all improvements attached to the property, situated in the County of Weber, State of Utah:

PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 2348.40 FEET NORTH AND 1230.78 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE NORTH 61D52'19" EAST 43.07 FEET, THENCE SOUTH 24D56'00" EAST 101.46 FEET, THENCE NORTH 65D02'27" EAST 1.50 FEET, THENCE SOUTH 28D22'00" EAST 40.20 FEET; THENCE

SOUTH 24D14'23"EAST 14.50 FEET, THENCE NORTH 89D18'21" WEST 51.83 FEET;THENCE NORTH 24D56'00" WEST 131.27 FEET TO THE POINT OFBEGINNING.

Prior Instrument Reference: Book 06-026-0023 (previosly 06-126-0002), Page 2160492 Recorded:Feb 14, 2006, Document No. Quit Claim Deed, of the Recorder of Weber, UT.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

WITNESSETH the Grantor's hand this 14 day of March, 2021.

Signed in the presence of:

Signature

Name

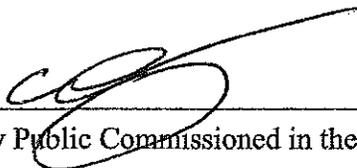
Darlene Baird
Darlene Baird
Milauna Baird
Milauna Baird

Grantor Acknowledgement

STATE OF UTAH

COUNTY OF WEBER

On this 15th day of MARCH, 2021, before me personally appeared Danene Baird, and Milauna Baird, to me known or proven on the basis of satisfactory evidence to be the Grantors who lawfully executed the foregoing Quitclaim Deed as a free and voluntary act.

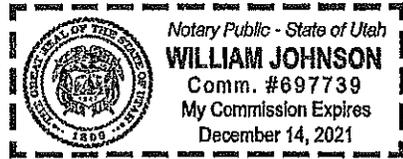


A Notary Public Commissioned in the State of Utah

County of WEBER

Name: William L. Johnson

My commission expires: Dec 14, 2021



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 13, 2021**

AGENDA ITEM: E2

SUBJECT: Consideration of Conditional Use Permit for Automobile Sales Dealership use request located at approximately 860 West Riverdale Road, Unit B-6, Riverdale, Utah 84405, as requested by applicant Michael Buchanan.

PRESENTER: Mike Eggett, Community Development

- INFORMATION:**
- a. [Auto Sales Cond Use Exec Summ – PC](#)
 - b. [Dept Staff Reps – Buchanan Auto Sale Cond Use](#)
 - c. [Mike Buchanan Cond Use Permit App Auto \[Mod\] – 20210330](#)
 - d. [Site Plan – Buchanan Auto Cond Use Req](#)
 - e. [B-6 Parking](#)
 - f. [RE: 860 e Riverdale Rd B6 Site Plan](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 4-13-2021

Petitioner: Michael Buchanan

Summary of Proposed Action

Mr. Buchanan has filed for a conditional use permit to request a new use for an automobile sales facility, known as Highline Quality Vehicles at approximately 860 West Riverdale Road, Suite B-6. This property is located in a Regional Commercial (C-3) zone and the requested location is within the 860 West commercial center along Riverdale Road. Within the C-3 zone matrix, automobile sales falls under the category of "New or used sales and service" as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive repair services at this location, with sufficient findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3)" and 10-19 "Conditional Uses".

City staff has briefly discussed the building plan and details, along with relevant staff concerns, with Mr. Buchanan regarding this request for a conditional use permit at this location. Items of concern and discussion have been provided in the department staff report. The applicant has also provided a site plan sketch of the building location and supporting documentation for this business use. The applicant has stated that he understands the requirements of keeping the automobile sales space clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry. Further, Mr. Buchanan is aware of the City's concerns relative to on-street parking issues and is committed to maintaining his site so it does not impact the parking in the 860 West commercial center (see supported letters and commentary for more).

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please defer to City Code 10-10A):

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

- A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable

standards.

- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and
- F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and
- G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive repair services at this location, with sufficient findings of fact to support the decision.

General Plan Guidance (Section Reference)

The General Plan has this area listed for Planned Commercial - High uses.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator

DEPARTMENTAL STAFF REPORTS – 3/31/2021 to 4/7/2021

From: Shawn Douglas
Sent: Tue 4/6/2021 8:11 AM
To: Mike Eggett
Subject: Cars

Never mind on my last email I see it was addressed on a previous one. Thanks

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Shawn Douglas
Sent: Tue 4/6/2021 8:09 AM
To: Mike Eggett
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Mike,

Is he going to be doing oil changes and repairs? Thanks

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Shawn Douglas
Sent: Wed 3/31/2021 10:54 AM
To: Mike Eggett
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Mike,

If they are going to be doing any repairs at the site they would need an oil/water separator on the sewer to prevent leaks and spills from entering the sewer system. Another concern would be with outside car washing. I also have the same concerns as the others regarding parking. How do you have used car sales if you can only keep three cars onsite overnight? Thanks

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Jared Sholly
Sent: Tue 4/6/2021 9:02 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Thanks, I would defiantly get in writing that vehicles will be moved off site at night.

Have a good day,

*Jared Sholly
Fire Chief
Riverdale City Fire Department
Office 801-394-7481
Cell 801-628-6562*

From: Scott Brenkman (Police Chief)
Sent:
To:
Subject:

No comments provided.

From: Bill Cobabe
Sent: Wed 4/7/2021 1:07 PM
To: Mike Eggett
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Looks good to me. No additional comments.

Bill Cobabe
City Administrator
Riverdale City
O: 801-436-1233
C: 801-200-2321

From: Randy Koger
Sent: Tue 4/6/2021 9:04 AM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Mike

As long as he understands that he will still need a fire inspection I have no additional recommendations.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process.

A handwritten signature in black ink that reads "Randy S. Koger". The signature is written in a cursive style with a large, stylized 'R' and 'K'.

Fire Marshal/Code Enforcement Officer
Riverdale City



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-36-9000

CONDITIONAL USE PERMIT APPLICATION

DATE 3/29/2021
ADDRESS OF SITE 860 W Riverdale Rd. B-6
APPLICANT'S NAME Michael Buchanan
ADDRESS On File
PHONE NUMBER On File

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

SITE PLAN RECEIVED BUILDING PLANS RECEIVED

Present Zoning of the Property: C3 Present Use of the Property: Trade offices
Acreage of the Property: _____ Width of Property on the Street: _____
Proposed Conditional Use of Property: Small Vehicle Dealership

SIGNED: [Signature] DATE: 3/29/2021

I authorize Michael Buchanan to act as my representative in all matters relating to this application.

[Signature] OWNER DON ADAMSON [Signature] AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: _____ DECISION OF COMMISSION: _____

SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: _____ DECISION OF COMMISSION: _____

SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$75.00 Date Paid: _____ Receipt No. _____

Michael Buchanan
5021 S 5050 W
Hooper, UT 84315
801-458-0551
Mission_buch@yahoo.com

Monday, March 29, 2021

Riverdale City
Community Development
4600 S Weber River Drive
Riverdale, UT 84405

To Whom it May Concern,

My name is Mike Buchanan, and I am applying for a conditional use permit to be used at 860 W Riverdale Road, Unit B-6, for a small car dealership. The property owner, Don Adamson, has approved of the business in his complex. The state Motor Vehicle Enforcement Division will have to sign off as well, and has indicated the location should be fine for my intended purposes.

My intention is for this business to be by appointment only. Vehicles will either be stored in the unit's garage or at my home in Hooper. The purpose of the unit is mainly to meet the qualifications of a dealer's license, show vehicles, and to conduct the paperwork portion of the business. No mechanical work, oil changes, etc. will be done at the business location. All such types of work will take place at professional shops. The most work that might potentially take place at the business would be some light detailing such as vacuuming and wiping down an already-clean vehicle.

I appreciate your consideration for this permit. I am excited to have a location in Riverdale and hope to become a valuable, quality business in the community. Should there be any other questions, I am happy to discuss them at 801-458-0551 or through my email at mission_buch@yahoo.com. Thank you.

Sincerely,

Michael Buchanan

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.542850

Mar 29, 2021

MICHAEL BUCHANAN

Previous Balance:	.00
MISCELLANEOUS - CONDITIONAL USE PERMIT	75.00
10-36-9000 SUNDRY REVENUE	

Total:	75.00
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CASH	75.00
Total Applied:	75.00

Change Tendered:	.00
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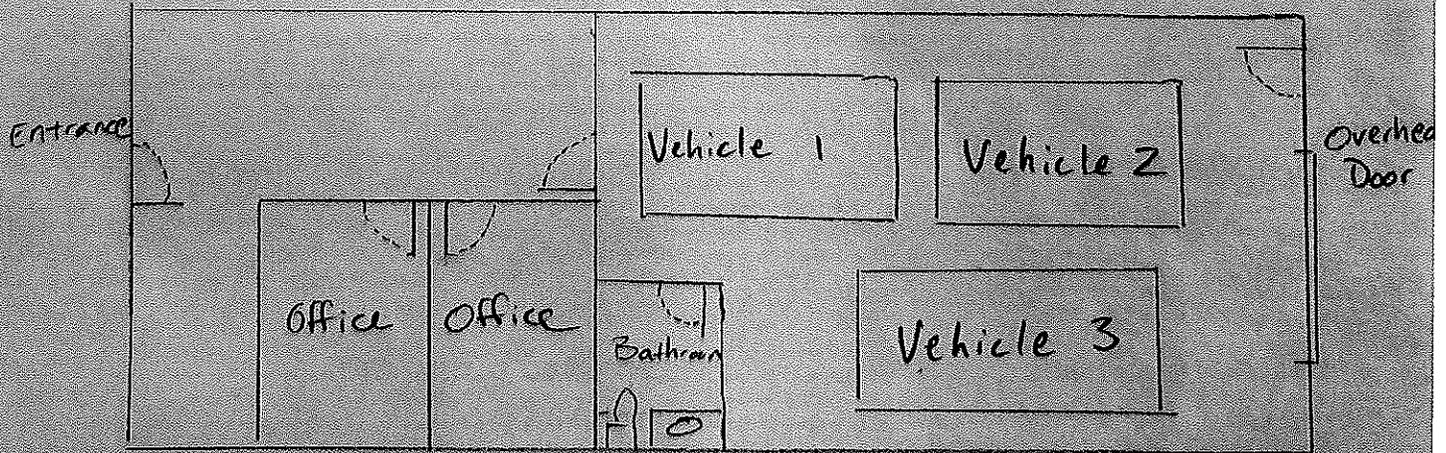
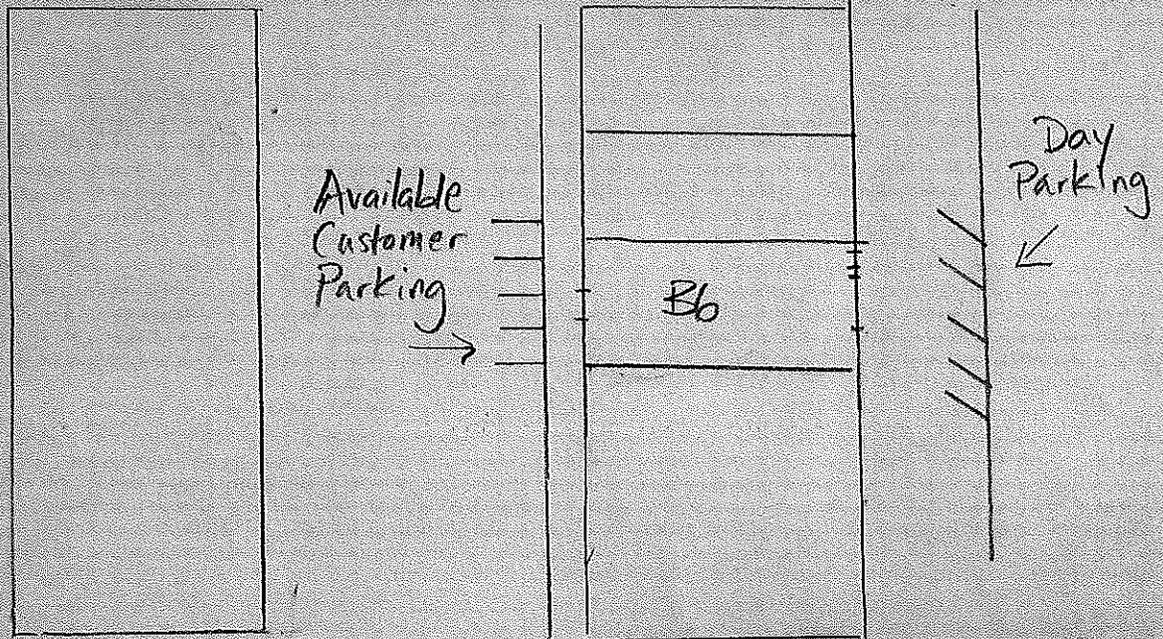
Duplicate Copy

03/29/2021 3:01 PM

860 W Riverdale Rd. B-6 Site plan for
Small car dealership.



4450 S



Any vehicles left at the site overnight will be stored inside the garage. No vehicles will be stored outside. Any other vehicles will be stored off site.

Riverdale Business Center

April 5, 2021

Riverdale City
Mike Eggett – Community Development Director
4600 So. Weber River Drive
Riverdale UT 84405

RE: Highline Quality Vehicles - Parking

Dear Mike,

I am writing regarding the parking at the Premises leased to Mike Buchanan of Highline Quality Vehicles, located at 860 W. Riverdale Rd, Suite B-6.

This shall serve as Landlord confirmation that Mike shall have five parking stalls available to him for his business purposes. It is generally expected that two of these stalls will be in front of the Premises and three stalls shall be at the rear of the Premises.

Please let me know if I can answer any additional questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'D. Adamson', with a stylized flourish at the end.

Donald C. Adamson Jr.
Riverdale Business Center, LC
Managing Member

Shalee Nay

From: Michael Buchanan <mission_buch@yahoo.com>
Sent: Friday, April 2, 2021 4:06 AM
To: Mike Eggett; Mike Eggett
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Follow Up Flag: FollowUp
Flag Status: Flagged

Hello Mike,

As I've had a little more time to think about the parking concerns of the city a few more points have come to mind that might help clarify why I believe this location will work well for me and not be problematic for the other tenants, or the city. The state Motor Vehicle Enforcement Division (Laurel) visited this week and pre-approved the location for a dealership without designated parking outside as long as there is enough display area inside for 3 vehicles, which there is. I'm out of town with my family until tonight, but I have 3 vehicles I can photograph in the space for demonstration if that would help. Don Adamson does encourage tenants to avoid using parking lot spaces in front of other tenants offices which would generally give me 3 spots in front and 3 in back for any customers I have. Since my office will be by appointment I don't foresee ever having more than 6 customers at a time at the office.

As I mentioned before, I plan to be a small, low overhead dealership. I love cars, I know cars, and how to shop for cars. I've been successful buying and selling vehicles before but the limit in Utah is 4 per year without a license. My business model will be rather than having a bunch of cars on hand at a time like a typical dealership, to have just a few (3-5) popular to Utah vehicles at a time that I can hopefully sell in short periods of time with successful online listings. I will also help people find specific vehicles they are looking for, in a short amount of time, for a good price. I believe that doing it right, from the ground up, and building a reputation for quality and honesty will allow me to be successful and provide a good income for my family. I'm not looking to build a huge vehicle empire, just to do something I enjoy and am good at. If things go well I may look for a bigger location to expand my business to in the future, but for now smaller is better. Don's one year lease term is one of several reasons this location is so appealing for starting out and navigating the best way to be successful. Also, as previously mentioned, I have ample room to store any extra vehicles off-site, which I will easily be able to bring in should a customer want to look at them. No vehicles will be left outside overnight or parked in front of other tenants businesses. I am committed to being a respectful tenant and neighbor.

Hopefully this additional information helps. I'm happy to reach out to Don and ask him to further specify his expectations - if you can just let me know what exactly needs to be included.

Thanks again for everyone's consideration.

Mike Buchanan

[Sent from Yahoo Mail on Android](#)

On Thu, Apr 1, 2021 at 2:31 PM, Michael Buchanan <mission_buch@yahoo.com> wrote:

Hi Mike, sorry I missed your call. I won't be doing any car detailing or repair work at the site. It is definitely not set up for washing cars as you mentioned. Also, I will be aiming for decent quality vehicles that don't need large amounts of repairs and when they do I will be using resources that have their own shops. The location will be primarily for meeting with customers to show the vehicle and handle paperwork when sales are made. I hope that helps!

As far as Don's parking agreement, he is fine with vehicles being parked inside but doesn't want reserved parking outside. I will be a low overhead dealership looking for specific vehicles so my inventory will be small and as I mentioned I will not be leaving any vehicles out overnight or for more than a few hours at most. Most the time vehicles will be stored elsewhere. I'm happy to reach out to him and have him write that up officially. Is the information I just mentioned adequate or is there more I need to have him include? What is the best way to have him relay this info?

Thanks for getting back to me. I will keep the sound on for my phone and watch my emails for however you'd like to respond. Thanks!

Mike Buchanan

[Sent from Yahoo Mail on Android](#)

On Tue, Mar 30, 2021 at 2:01 PM, Mike Eggett <MEggett@riverdalecity.com> wrote:

Thank you for sending this over to me. No worries on the missed attachment the first time.

From: Michael Buchanan <mission_buch@yahoo.com>
Sent: Tuesday, March 30, 2021 1:10 PM
To: Mike Eggett <MEggett@riverdalecity.com>; Mike Eggett <MEggett@riverdalecity.com>
Subject: RE: 860 e Riverdale Rd B6 Site Plan

Sorry about that!

[Sent from Yahoo Mail on Android](#)

On Tue, Mar 30, 2021 at 12:53 PM, Mike Eggett

<MEggett@riverdalecity.com> wrote:

Hey Mike I didn't receive the site plan attachment to this email. Could you please reply to this email is the attachment or resend the message with the site plan attachment included? Thank you,

Mike Eggett
Riverdale City

From: Michael Buchanan <mission_buch@yahoo.com>
Sent: Tuesday, March 30, 2021 12:51 PM
To: Mike Eggett <MEggett@riverdalecity.com>
Subject: 860 e Riverdale Rd B6 Site Plan

Hi Mike, here is my site plane for the office at 860 W Riverdale Rd B6. Sorry it's not fancier but hopefully it's adequate. If not let me know and I'll be happy to make any changes. Thanks for your help!

Mike Buchanan

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 13, 2021**

AGENDA ITEM: E3

SUBJECT: Consideration to forward recommendation to City Council regarding an Amended Site Plan request for the Chick-Fil-A Restaurant located at approximately 4067 South Riverdale Road, Riverdale Utah 84405, as requested by Chick-Fil-A Restaurants and Merrick Engineering Group.

PRESENTER: Mike Eggett, Community Development

- INFORMATION:**
- A. [Exec Summ Chick-Fil-A Amend Site Plan](#)
 - B. [Chick-Fil-A Amend Site Plan Review – 20210406](#)
 - C. [Dept Staff Reports – Chick-Fil-A Amend PC \[20210407\]](#)
 - D. [City Eng Chick-Fil-A Amend Review letter – 2 April 2021](#)
 - E. [CFA Riv Comm Site Plan App 20210326](#)
 - F. [Chick-Fil-A Site Plan Amend Dwgs \[20210329\]](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 4-13-2021

Petitioner: *Chick-Fil-A Restaurants*
represented by Logon Vogt, Merrick & Company

Summary of Proposed Action

Chick-Fil-A Restaurants, as represented by Logon Vogt with Merrick and Company Engineering, has applied for an Amended Site Plan review of their existing restaurant with drive-thru facilities located at approximately 4067 South Riverdale Road. The affected parcel is zoned in the Regional Commercial (C-3) zone. This site plan is being proposed for development on property adjacent to RC Willey and other neighboring commercial uses. Chick-Fil-A is also working on a remodel of the restaurant site as a component of this process. The property is currently owned by Chick-Fil-A Inc. 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 providing a recommendation to City Council for approval of the Chick-Fil-A amended site plan proposal, approval of the proposed amended site plan with any requested modifications, tabling the matter to a later date, or not recommending approval of the proposed amended site plan with the appropriate findings of facts. If an amended site plan recommendation to City Council is provided, then this matter could move forward to a future Final Amended Site Plan approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones" and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcels are located on property west of Riverdale Road on property currently owned by Chick-Fil-A Inc. The property is located in a C-3 zoned area and the requested use of restaurant with drive-thru is a permitted use in this zone.

Attached with this executive summary is a document entitled "Amended Site Plan Review - Chick-Fil-A Restaurant"; this is a supplementary document addressing items on the Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

There is no updated landscaping plan submitted for this project, as required by City Code 10-14-12 and this is a crucial component to better understand how the landscaping will be altered on the site as it relates to the proposed Amended Site Plan for this site and applicable City Codes.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion providing a recommendation to City Council for approval of the Chick-Fil-A amended site plan proposal, approval of the proposed amended site plan with any requested modifications,

tabling the matter to a later date, or not recommending approval of the proposed amended site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator



Amended Site Plan Review – Chick-Fil-A Restaurant, 4067 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 4/6/2021

Recommendation: City staff recommends that the Planning Commission examine and review items associated with this proposed amended site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to recommend approval for the amended site plan or not recommend approval for the proposed amended Chick-Fil-A site plan with any additional comments, requirements or concerns to be addressed by the developer.

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	March 26, 2021
Date Application Submitted to City:	March 26, 2021
Date Fee Paid:	Paid on March 29, 2021 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location reflects correct address of 4067 South Riverdale Road
Property Owner’s name, address, and phone number	Shown on cover page: Chick-Fil-A Inc, 5200 Buffington Road, Atlanta, Georgia 30349-2998, 770-317-7000
Property Developer’s name, address, and phone number	Shown on cover page: Chick-Fil-A Inc, 5200 Buffington Road, Atlanta, Georgia 30349-2998, 770-317-7000
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies name and contact info provided
Consulting Engineer’s name, address, and phone number	Merrick & Company, 5970 Greenwood Plaza Blvd, Greenwood Village, Colorado 80111, 303-751-0741
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Diamond Land Surveying, LLC, 6891 South 700 West, Suite 100, Midvale, Utah 84047, 801-266-5099; seal and signature not provided at this time

Date	Yes – 2/9/2021
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (10 total sheets)
<u>General</u>	
Street names	Shown – Riverdale Road
Layouts of lots with lot numbers	Yes, shown; one lot shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID not shown or provided
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 20'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on site plan, existing structures shown on demo plan, existing utility lines shown on sheet PS1.0; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on grading plan
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<u>Layout</u>	
Landscaping (location and type with area calculations)	No landscaping plan has been provided in compliance with City Code 10-14-12(B)(1)
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and signage shown in packet; no new proposed onsite lighting devices shown, if any planned; no new signage plans and locations provided
Location of underground tanks, dumpsters, etc	No tanks present on site; existing dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Noted on cover sheet
Basis of bearings	Noted on cover sheet

Legend	Shown on cover sheet
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location reflects correct address of 4067 South Riverdale Road
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Merrick & Company, 5970 Greenwood Plaza Blvd, Greenwood Village, Colorado 80111, 303-751-0741
Date	Yes – 2/9/2021
Scale	Yes, scale is shown
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (10 total sheets)
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road
Lot numbers	Yes, shown; one lot shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on grading plan and demo plan
<u>Signage</u>	Updated building signage concepts not provided if any anticipated; may inquire more regarding future signage intent if desired
Height	<u>Not provided at this time</u>
Size	<u>Not provided at this time</u>
Locations	Existing locations shown; no new provided, if any
Colors	<u>New signage concepts not provided, if any</u>
Lighting	<u>Not provided at this time</u>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = <u>unknown</u> ; Building size = <u>unknown</u>

Location, setbacks, and all dimensions	Setbacks not provided, may not be applicable for this process; approximates: front setback – unknown at nearest point; rear setback – unknown at nearest point; south side setback – unknown at nearest point; north side setback – unknown at nearest point
Type of construction	Any updated materials for structure, texture, color appearance not provided, if any; DRC may be required if any changes proposed
Type of occupancy and proposed uses	Regional commercial restaurant and drive-thru
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	No landscaping plan has been provided in compliance with City Code 10-14-12(B)(1), therefore unknown if meet minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B).(1.)
Number of trees	Landscaping counts unknown; trees required to be shown and planted per City Code 10-14-12(B)(2)(e)
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping not shown; proposed landscape screening not shown or identified along the Riverdale Road edge of site plan area to screen lights and traffic from impacting Riverdale Road; irrigation plan not provided
Xeriscaping alternatives being considered	Unknown at this time; for more info inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	34 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Drive thru shown; parking area circulation shown
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, internal access and circulation shown with arrows; inquire more if desired

<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Yes, location of existing light poles and power equipment shown; no new onsite proposed light poles and equipment shown in packet, if any
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	No on site stop signs appear to be planned
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on multiple sheets
Planting Strip	Yes, this is shown along Riverdale Road
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on PS1.0, in detail on sheet C9.0
Slope of gutter	Shown on PS1.0, in detail on sheet C9.0
Manholes	Existing shown on multiple sheets
Invert elevations	<u>This is not shown, defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on PS1.0, <u>no detail provided, defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	Not applicable
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other approval required, defer to City Engineer</u>
Calculations for retention system	No updated calculations provided; defer to City Engineer

Method of storm water clean-up	Existing method provided; erosion control plan provided; <u>defer to City Engineer</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	<u>This is not shown, defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on PS1.0, <u>no detail provided, defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on PS1.0, <u>no detail provided, defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Existing water meter size, location, and type not identified; Location of existing valves shown; no existing fire hydrants on site; no new hydrants planned for this site plan
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on PS1.0, <u>size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing and new power lines locations shown, <u>size and type not identified</u>
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines, poles and associated manholes not shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Cable TV lines not shown, where applicable</u>
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C9.0 for pavement cross section and connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C9.0, defer to City Engineer
Gutter inlet box with bicycle safe grate	Not shown and no locations identified on any sheets; not identified as bicycle safe grates on gutter inlet boxes; <u>defer to City Engineer</u>
Cleanout box	<u>Not shown, if any; defer to City Engineer</u>
Thrust blocking	<u>Not shown, if any; defer to City Engineer</u>

Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical report has been provided as completed by Terracon on August 25, 2020 for site
Drainage and runoff calculations	No updated calculations provided; defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	Not applicable for this project
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	<u>Not provided if any changes proposed</u>
Corp of Engineers approval (if required)	No approval required
Zoning compliance	Yes, Regional Commercial (C-3) Zone meets intended uses for amended site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the zoning for this C-3 zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Amended Submission approval recommendation consideration being reviewed by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 4/6/2021 to 4/7/2021

From: Shawn Douglas
Sent: Tue 4/6/2021 1:02 PM
To: Mike Eggett
Subject: Chick-Fil-A

Mike,

These are my review comments for Chick-Fil-A. Thanks

Plan Review For Chick -Fil-A

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
- 3-Hydraulic separator or BMP's to treat storm water before water enters underground retention/detention or city system.
- 4-The location and method of connection to the city line.
- 5-Provide proposed flows gpm/gpd.
- 6-Notice of intent filed with state.
- 7-Note to certify retention/detention structure size after construction.
- 8-Retention/Detention structure design and materials shown.
- 9-Injection well permit if required.

Water

- 1-Water meters need to be installed in the park strip or an approved location.
- 2-Existing water services or lines that are not in use will need to be capped at the main line.
- 3-Backflow preventor location, type, and size.
- 4-Proposed irrigation/sprinkler system plan.

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.
- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 3-Square footage of impervious surface for each lot.

Shawn Douglas

Riverdale City Public Works
Sdouglas@Riverdalecity.com
801-394-5541 ext.1217

From: Scott Brenkman
Sent: Wed 4/7/2021 2:06 PM
To: Mike Eggett
Subject: Re: Chick-Fil-A Site Plan Amendment Request - PC Item Review

I have no concerns.

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com

From: Jared Sholly
Sent: Wed 4/7/2021 1:50 PM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Chick-Fil-A Site Plan Amendment Request - PC Item Review

I have no issues.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481

From: Randy Koger
Sent: Wed 4/7/2021 2:04 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Chick-Fil-A Site Plan Amendment Request - PC Item Review

I have no additional recommendations.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process.



Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

From: Bill Cobabe
Sent: Wed 4/7/2021 1:07 PM
To: Mike Eggett
Subject: RE: Chick-Fil-A Site Plan Amendment Request - PC Item Review

[No comments from me. Thanks, Mike!](#)

Bill Cobabe
City Administrator
Riverdale City
O: 801-436-1233
C: 801-200-2321

2 April 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Chick-Fil-A**
Subj: Improvement Drawings Review #1

Dear Mike,

I met with Shaw Douglas earlier today and we reviewed the above referenced project. The following concerns will need to be resolved and addressed with future submittals.

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

General Comments:

1. An **electronic copy** of the Final Improvement Drawings along with Details must be submitted to the Public Work Department for record keeping via. our office, upon design completion and prior to approval of the final drawings from our office.

Improvement Drawings

1. The following “Note” will need to be added to the Improvement Drawings:
 - All deteriorated, damaged, or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, fencing, etc.
2. I reviewed the “Geotechnical Report” and recommend approval with the following items being addressed:

There are several very important issues found in the geotechnical report which must be followed.

The following statements need to be placed on the drawings:

- The “Pavement” design for asphalt & roadbase materials and/or concrete & roadbase materials must be shown on the drawings in greater detail – i.e., the depths of materials, compressive strength requirements, and that the Riverdale City Development Standards are to be met (See detail 12 on page C9.0 – the Department of Transportation note may not apply). Add all other comments stated in the report for the parking lot and driveways (cars & trucks).
 - Indicate on the drawings the areas of concern in regards to the soil boring areas where 4' +/- of fill material are located.
3. The Storm Water calculations for a 100-year storm event, 24-hour storm will need to be submitted:

The following Storm Water requirements apply:

- Submit for review the storage facilities location and design for the storm events. Above ground or underground storage facilities. There are several drainage areas on the site which appear to flow storm water onto neighboring parcels and are not being collected and managed – these areas must be addressed (southeasterly corner of the parking area and driveway aisles and the northwesterly part of the driveway and parking).
- Storage and Management for the 85th percentile storm required.
- Soil Percolation values for storm water discharge.
- For Underground Facilities: All on-site storm water must be collected and then first treated through filtering manhole(s), i.e., a “storm-ceptor or bay-saver” manholes, then discharged into the “Isolator” storage cell and then through the remaining storage cells; after entering into the main underground storage cells, the storm water must be metered through the “Orifice Outlet Structure” then discharged into the Riverdale City storm water piping system.
- The cross-section, of the underground or above ground detention basins will need to be submitted for review.
- A note needs to be placed on the “Drainage Plans and Grading Plans” that upon completion of the detention storage basins the design engineer must survey and verify in writing to the Riverdale City Public Works Director that the volume required for detention has been accomplished.
- The “Orifice Structure Box” design needs to provide that a maintenance worker does not have to reach underwater to resolve any blockage to the orifice. The orifice structure box will need to be large enough for a maintenance person to safely enter and work.
- At the southwest corner of the driveway aisles a double inlet box appears to be needed rather than flow storm water down a 18% slope.

- Roof drainage must be piped to the storage basins.
 - A Maintenance Plan will need to be developed and submitted for review.
4. The existing water supply pipeline to the dumpster area will need to be removed.
 5. Show the location of the dual check irrigation backflow device for the site landscaping.

If you have, any questions feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson", with a long, sweeping flourish extending to the right.

N. Scott Nelson, PE.

City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN AMENDMENT APPROVAL

CASE NO: 2021-04 DATE SUBMITTED: 3/26/2021

APPLICANT'S NAME: Logon Vogt

BUSINESS ADDRESS: 5970 Greenwood Plaza Blvd, Greenwood Village, CO 80111

BUSINESS PHONE: 303-353-3696

ADDRESS OF SITE: 4067 Riverdale Rd, Riverdale, UT 84405

APPLICANT'S INTEREST: Remodel of the existing Chick-fil-A Store

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 1.12 Acres of property in the CP-3 zone in (sq. ft./acreage)

accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Logon Vogt to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per acre or portion of

Fee: \$ 224.00 Date paid: 3/29/2021

Planning Commission set public hearing: Yes No Date of Public Hearing: N/A

Planning Commission scheduled to hear this application for amended site plan approval on:

Date: 4/13/2021 Decision of Commission: _____

City Council set public hearing: Yes No Date of Public Hearing: _____

City Council scheduled to hear this application for amended site plan approval on:

Date: _____ Decision of Council: _____



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 96816033

Transaction detail for payment to Riverdale City.		Date: 03/29/2021 - 2:52:59 PM	
Transaction Number: 145498483PT Mastercard — XXXX-XXXX-XXXX-7932 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Sundry Revenues	1	\$224.00
Notes: SITE PLAN AMENDMENT 4067 RIVERDALE ROAD			

TOTAL: \$224.00

Billing Information
LOGON VOGT
, 84405

Transaction taken by: cjacobsen

CONSTRUCTION DOCUMENT FOR: CHICK-FIL-A RIVERDALE - FSU #2497



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



GENERAL NOTES:

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- THE OWNER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
- THE PROJECT PLANS AND SPECIFICATIONS AS ISSUED AND SEALED BY A PROFESSIONAL ENGINEER, FOR AND ON BEHALF OF MERRICK COMPANY, REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE USE OF ANY ELECTRONIC OR OTHER MEDIA IN SUPPORTING TO REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL NOT BE RELIED UPON AS FINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN SEALED DRAWINGS AND ELECTRONIC OR OTHER MEDIA FILES, THE SEALED DRAWINGS SHALL GOVERN. EACH USER OF ANY ELECTRONIC OR OTHER MEDIA FILES AND ACCESS WORKSHEET FROM ALL ACTIONS, CLAIMS, DAMAGES, ACTIONS, OBLIGATIONS AND LIABILITIES OF ANY KIND OR NATURE WITH RESPECT TO THE ELECTRONIC OR OTHER MEDIA FILES.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE PROJECT PLANS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE COMPLETED PROJECT IN A COMPLETE AND OPERABLE CONDITION. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL UTILITIES AND PROVIDE ALL LABOR NECESSARY TO COMPLETE THE PROJECT IN A SAFE AND WORKMANLIKE MANNER, INCLUDING ALL INCIDENTALS NECESSARY TO COMPLETE THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION. AS TO THE GRADES AND CONDITIONS AS REQUIRED BY THESE PLANS, EXISTING FENCES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE OWNER'S EXPENSE, UNLESS OTHERWISE NOTICED ON THESE PLANS.
- DETAILS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.
- MERRICK COMPANY IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. MERRICK WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- WHEN APPLICABLE, THE OWNER SHALL HAVE ON-SITE AT ALL TIMES, EACH OF THE FOLLOWING:
 - THE NOTICE OF INTENT (NOI)
 - EEST MAINTENANCE PRACTICES (EM) MAINTENANCE FOLDER
 - UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
 - ONE (1) REPRODUCED COPY OF THE APPROVED PLANS
 - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
 - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY OF RIVERDALE AND/OR APPROVABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
- DO NOT SCALE DRAWINGS. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING, IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY DAVANCO LAND SURVEYING, LLC, DATED SEPTEMBER 4, 2020. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT SITE AT ALL TIMES, AND IS NOT INTENDED TO LIMIT WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT COVERED BY THE PLANS OR SPECIFICATIONS, THE OWNER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- MAINTAIN EMERGENCY VEHICLE ACCESS TO AND THROUGH THE PROJECT SITE AT ALL TIMES.
- ACCESS TO RELIABLE PROPERTY AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR TO PROVIDE ALTERNATIVE MEANS OF ACCESS AND EGRESS TO PRIVATE PROPERTY AND BUSINESS LOCATIONS AS NECESSARY TO PROVIDE FOR THE TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITY CONTACT NUMBER (811) OR LOCAL UTILITY LOCATE SERVICE, TO RE-EST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, INCLUDING DEPTH, THE TYPE, SIZE, LOCATION AND ALIGNMENT OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. THE UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL UTILITIES THAT EXIST ON THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR ANY KNOWN UNDERGROUND UTILITIES.
- THE OWNER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY MANNER AND WITH A MINIMUM DISRUPTION OF SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR CONTRACTING, AND NOTIFY ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, EXISTING TOPOGRAPHIC DATA, AND LOCATION OF ALL UTILITIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT SITE. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PROJECT PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING ANY WORK.
- ANY DISRUPTION OF UTILITIES SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE WITH THE UTILITY OWNER. PROJECT OWNER, ENGINEER OR FIELD OFFICE, ALL APPLICABLE LOCAL REGULATIONS, AND IMPACTED BUSINESS OWNER. THE METHOD OF NOTIFICATION SHALL BE SUBJECT TO APPROVAL OF THE PROJECT OWNER AND AFFECTED UTILITY.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING BATHYMETRIC QUANTITIES OR THAT THE DISTRIBUTION FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS USED CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION, TOPOGRAPHIC AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- TRAFFIC CONTROL STANDARDS FOR THIS PROJECT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. A TRAFFIC CONTROL PLAN APPROVED BY THE LOCAL ENTITY ENGINEER AND SUPERVISOR SHALL BE OBTAINED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- SOFT CUT ALL JOINTS IN EXISTING PAVEMENTS, SAW CUT JOINTS IN CURBS AND GUTTER SECTIONS SHALL BE CONTIGUOUS THROUGH THE CURB ROAD.
- INSTALL SEEDMENTATION AND EROSION CONTROL MEASURES PRIOR TO INITIATING ANY WORK ON THE PROJECT SITE. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE UNITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON OR OFF-SITE, PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR. IF THE OWNER UTILIZES SUCH AS THE EXTENT OF DISTURBED AREAS IS PARTICULAR TYPE OF WASTE.
- ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL PERMITTED TO ACCEPT THAT PARTICULATED TYPE OF WASTE.
- WHERE CONFLICTS EXIST BETWEEN GENERAL NOTES AND THE NOTES OF SPECIFIC GOVERNING JURISDICTIONS, THE GREATER STANDARD OR REQUIREMENT SHALL PREVAIL. WHERE CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE NOTES OR REQUIREMENTS OF SPECIFIC GOVERNING JURISDICTIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY AND REQUEST CLARIFICATION.



VICINITY MAP
(NTS)

OWNER CHICK-FIL-A, INC. 3320 BRADFORD ROAD ATLANTA, GA 30348-2955 (770) 317-7000 CONTACT: MR. RANJAY KUMAR	SITE ARCHITECT MAYSE & ASSOCIATES, INC. 1455 QUORIAN DRIVE, SUITE 201 DALLAS, TX 75254 (972) 282-0108 CONTACT: MR. MICHAEL D'AMPELL	FIRE DEPARTMENT RIVERDALE CITY FIRE DEPARTMENT 4107 SOUTH HEEBER RIVER RIVERDALE, UT 84405 (801) 456-1241	ELECTRIC COMPANY ROCKY MOUNTAIN POWER 1-888-875-3413
CIVIL ENGINEER MERRICK & COMPANY 5970 GREENWOOD PLAZA BLVD. GREENWOOD VILLAGE, CO 80111 (303) 751-9741 CONTACT: MR. KRISTOPHER WEST, PE	SURVEYOR DAVANCO LAND SURVEYING, LLC 6215 S 101 W, SUITE 150 RIVERDALE, UT 84407 (801) 265-8709 CONTACT: MR. MACEY MACKAY	PLANNING DEPARTMENT RIVERDALE COMMUNITY DEVELOPMENT 4027 SOUTH HEEBER RIVER RIVERDALE, UT 84405 (801) 364-5541	WATER & SANITATION DEPARTMENT RIVERDALE CITY PUBLIC WORKS 4027 SOUTH HEEBER RIVER RIVERDALE, UT 84405 (801) 364-5541
		GAS COMPANY DOMINION ENERGY (801) 655-6679	

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	SECTION PLAN
C0.2	SITE PLAN
C0.3	GRADING PLAN
C0.4	PROPOSED CONTROL PLAN
C0.5	CFA STANDARD DETAILS
C0.6	CFA STANDARD DETAILS
C0.7	CFA STANDARD DETAILS

LEGEND:

- PROPERTY LINE
- WATER METER
- IRRIGATION METER
- GRASS INTERFERENCE
- SINGLE CLEANOUT
- TWO-WAY CLEANOUT
- TRANSFORMER
- STORM INLET
- STORM MANHOLE
- LIGHT POLE
- PROPOSED TRAFFIC SIGN
- PAVEMENT STRIPPING
- PARKING COUNT
- ELECTRIC SERVICE
- STORM SWALE
- STORM SEWER
- SEWER LINE
- GAS LINE
- FIRE LINE
- WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- EX STORM INLET
- EX LIGHT POLE
- EX ELECTRIC SERVICE
- EX GAS SERVICE
- EX WATER LINE
- EX STORM SEWER
- EX SANITARY SEWER
- EX TELEPHONE SERVICE
- EX FIRE HYDRANT
- EX TRAFFIC SIGN
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX TREE
- EX IRRIGATION VALVE
- EX WATER VALVE
- EX ELECTRIC BOX
- CONCRETE PAVEMENT

ORIGIN BENCHMARK:

TOP OF SEWER MANHOLE LOCATED ALONG THE WEST LINE OF THE PROPERTY.
ELEV. = 4362.43

BASIS OF BEARING:

THE BASIS OF BEARING IS NORTH 89°49'00" WEST BETWEEN THE FOUND LEAD PLUG IN THE CURB AT THE NORTHWEST CORNER OF SECTION 8 AND THE FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

LEGAL DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
RIVERDALE REMODEL
4067 RIVERDALE ROAD
RIVERDALE, UTAH 84405

FSR#2497

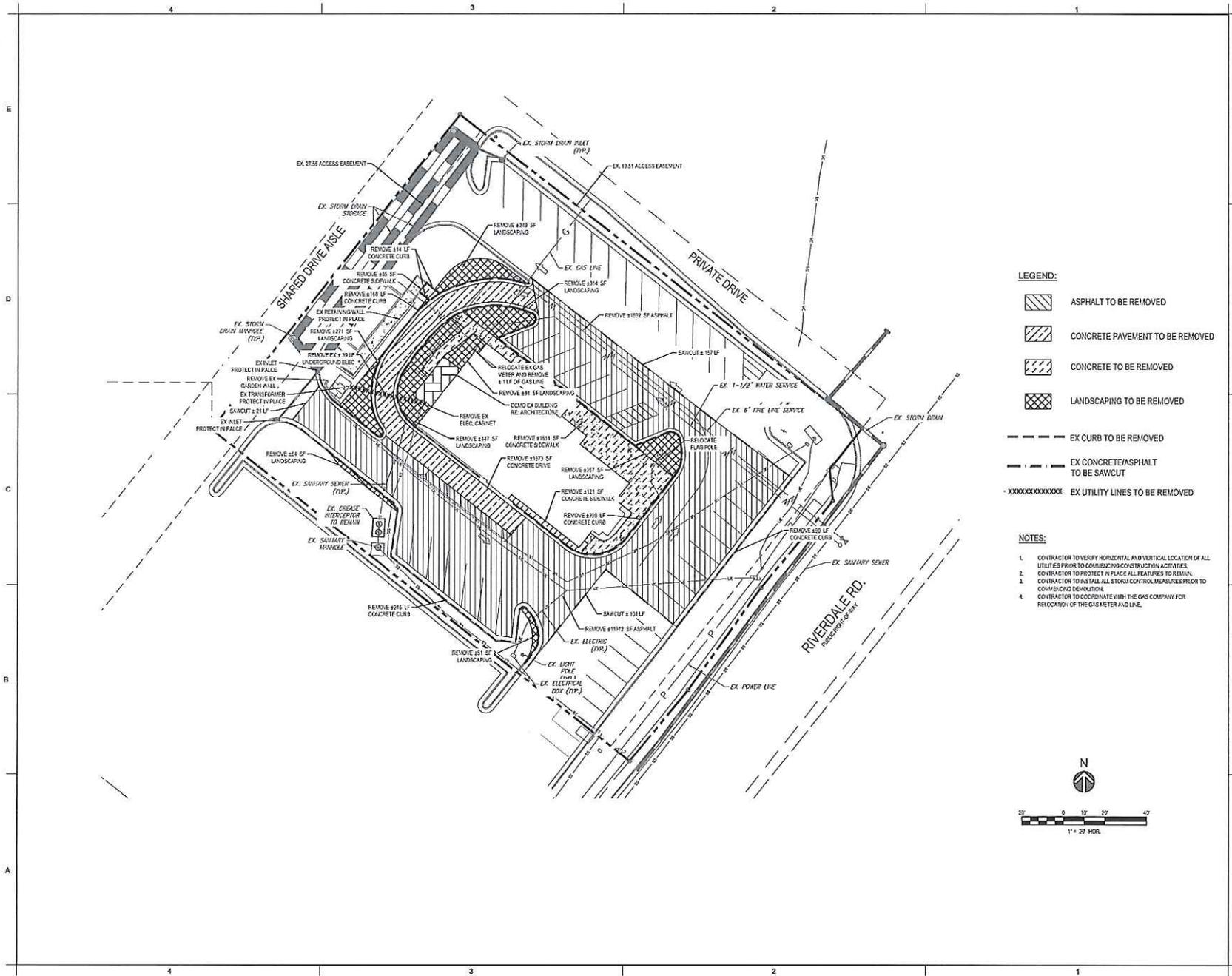
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NO.	DATE
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2	ETA

COVER SHEET
SHEET NUMBER

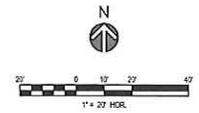
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- LEGEND:**
- ASPHALT TO BE REMOVED
 - CONCRETE PAVEMENT TO BE REMOVED
 - CONCRETE TO BE REMOVED
 - LANDSCAPING TO BE REMOVED
 - EX CURB TO BE REMOVED
 - EX CONCRETE/ASPHALT TO BE SAWCUT
 - EX UTILITY LINES TO BE REMOVED
- NOTES:**
1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
 2. CONTRACTOR TO PROTECT IN PLACE ALL FEATURES TO REMAIN.
 3. CONTRACTOR TO INSTALL ALL STORM CONTROL MEASURES PRIOR TO COMMENCING REMODEL.
 4. CONTRACTOR TO COORDINATE WITH THE GAS COMPANY FOR RELOCATION OF THE GAS METER AND LINE.



Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-
 2998



CONSTRUCTION DOCUMENTS
CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR#2497

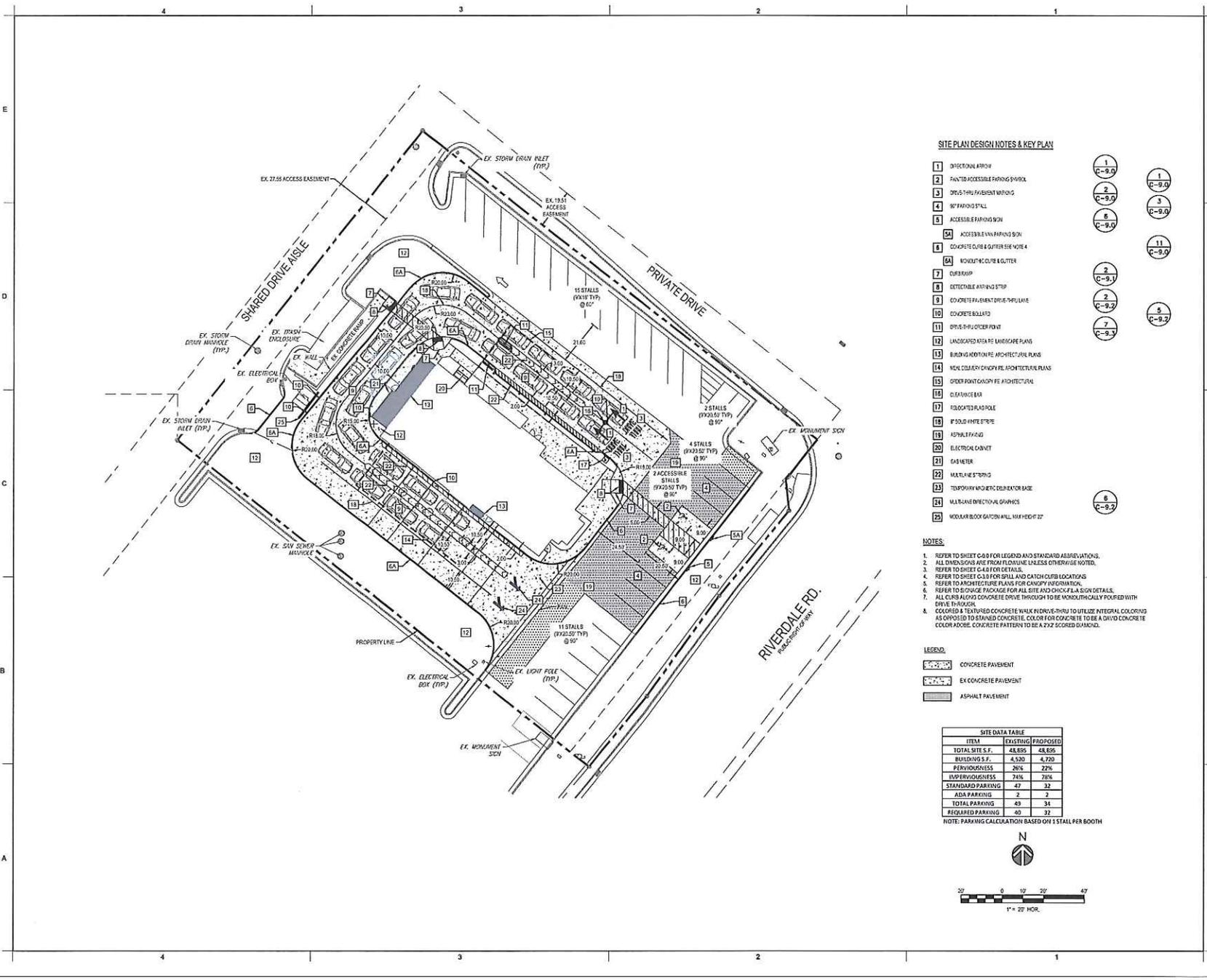
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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 DATE 2/5/2021
 DRAWN BY ETA
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C1.0

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SITE PLAN DESIGN NOTES & KEY PLAN

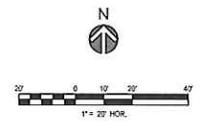
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|---|----|----|
| 1 DISCREETIONARY | 1 | 1 |
| 2 PAINTED ACCESSIBLE PARKING SYMBOL | 2 | 2 |
| 3 DRIVE THRU PAVEMENT MARKING | 3 | 3 |
| 4 8' PARKING STALL | 4 | 4 |
| 5 ACCESSIBLE PARKING SIGN | 5 | 5 |
| 6 ACCESSIBLE VAN PARKING SIGN | 6 | 6 |
| 7 CONCRETE CURB & GUTTER SEE NOTE 4 | 7 | 7 |
| 8 MONUMENT CURB & GUTTER | 8 | 8 |
| 9 CURB RAMP | 9 | 9 |
| 10 DETECTABLE WARNING STRIP | 10 | 10 |
| 11 CONCRETE PAVEMENT DRIVE-THRU LINES | 11 | 11 |
| 12 CONCRETE BOLLARD | 12 | 12 |
| 13 DRIVE THRU ORDER POINT | 13 | 13 |
| 14 LANDSCAPED AREA PER LANDSCAPE PLAN | 14 | 14 |
| 15 BUILDING ELEVATION ARCHITECTURAL PLANS | 15 | 15 |
| 16 NEAL CEILING CANOPY FE ARCHITECTURAL PLANS | 16 | 16 |
| 17 ORDER POINT CANOPY FE ARCHITECTURAL | 17 | 17 |
| 18 GAS VENT PIPER | 18 | 18 |
| 19 RELOCATED ROAD POLE | 19 | 19 |
| 20 8" SOLID WHITE STRIPE | 20 | 20 |
| 21 ASPHALT PAVING | 21 | 21 |
| 22 ELECTRICAL CABINET | 22 | 22 |
| 23 GAS METER | 23 | 23 |
| 24 MULTILINE STRIPING | 24 | 24 |
| 25 TEMPORARY MONUMENT TELEPHONE BASE | 25 | 25 |
| 26 WALL MOUNTED DIRECTIONAL SIGNAGE | 26 | 26 |
| 27 MODULAR BLOCK GARDEN WALL MAX HEIGHT 2' | 27 | 27 |

- NOTES:**
- REFER TO SHEET C-01 FOR LEGEND AND STANDARD ABBREVIATIONS.
 - ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET C-02 FOR DETAILS.
 - REFER TO SHEET C-03 FOR GRILL AND CATCH CURB LOCATIONS.
 - REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
 - REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
 - ALL CURBS ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
 - COLOR & TEXTURED CONCRETE WALK IN DRIVE THRU TO UTILIZE INTEGRAL COLORING AS OPPOSED TO STAINED CONCRETE. COLOR FOR CONCRETE TO BE A DAVIS CONCRETE COLOR ABOVE. CONCRETE PATTERN TO BE A 2X2 SCORED DIAMOND.

- LEGEND:**
- CONCRETE PAVEMENT
 - EX CONCRETE PAVEMENT
 - ASPHALT PAVEMENT

SITE DATA TABLE		
ITEM	EXISTING	PROPOSED
TOTAL SITE S.F.	48,855	48,855
BUILDING S.F.	4,520	4,720
PERVIOUSNESS	26%	27%
IMPERVIOUSNESS	74%	73%
STANDARD PARKING	47	32
ADA PARKING	2	2
TOTAL PARKING	49	34
REQUIRED PARKING	40	32

NOTE: PARKING CALCULATION BASED ON 1 STALL PER BOOTH



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

MERRICK
 1075 DEWEES ROAD, SUITE 100
 CHICKEN HOLLOW, GA 30111

CONSTRUCTION DOCUMENTS

CHICK-FIL-A RIVERDALE REMODEL

4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR#2497

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

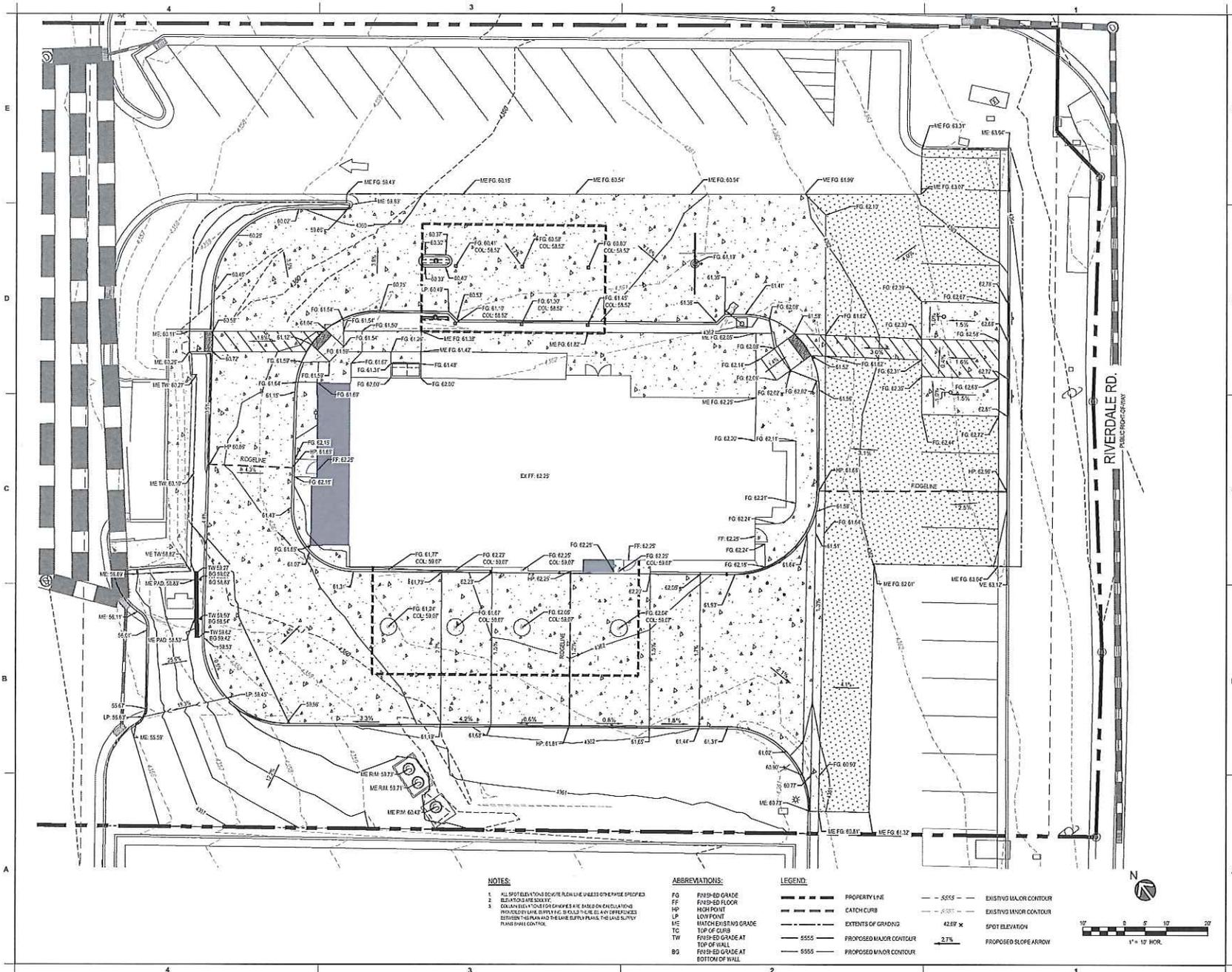
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 DATE 2/9/2021
 DRAWN BY ETA
 SHEET

SITE PLAN

SHEET NUMBER

C2.0

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NOTES:

1. ALL SPOT ELEVATIONS SHOWN FROM THE VALUES OF THE SPECIFIED ELEVATIONS ARE 300X/10'
2. ELEVATIONS ARE 300X/10'
3. CAN BE USED TO DETERMINE THE VALUES OF THE SPECIFIED ELEVATIONS FROM THE PLAN AND THE VALUES OF THE SPOT ELEVATIONS FROM THE PLAN CONTROL.

ABBREVIATIONS:

- FG FINISHED GRADE
- FF FINISHED FLOOR
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING GRADE
- TC TOP OF CURB
- TW FINISHED GRADE AT TOP OF WALL
- BG FINISHED GRADE AT BOTTOM OF WALL

LEGEND:

- PROPERTY LINE
- - - - - CATCH CURB
- - - - - EXTENTS OF GRADING
- 5555 --- PROPOSED MAJOR CONTOUR
- 5555 --- PROPOSED MAJOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- 42.89 x SPOT ELEVATION
- 2.1% PROPOSED SLOPE ARROW



Chick-fil-A

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998



3475 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111
 303-750-9141

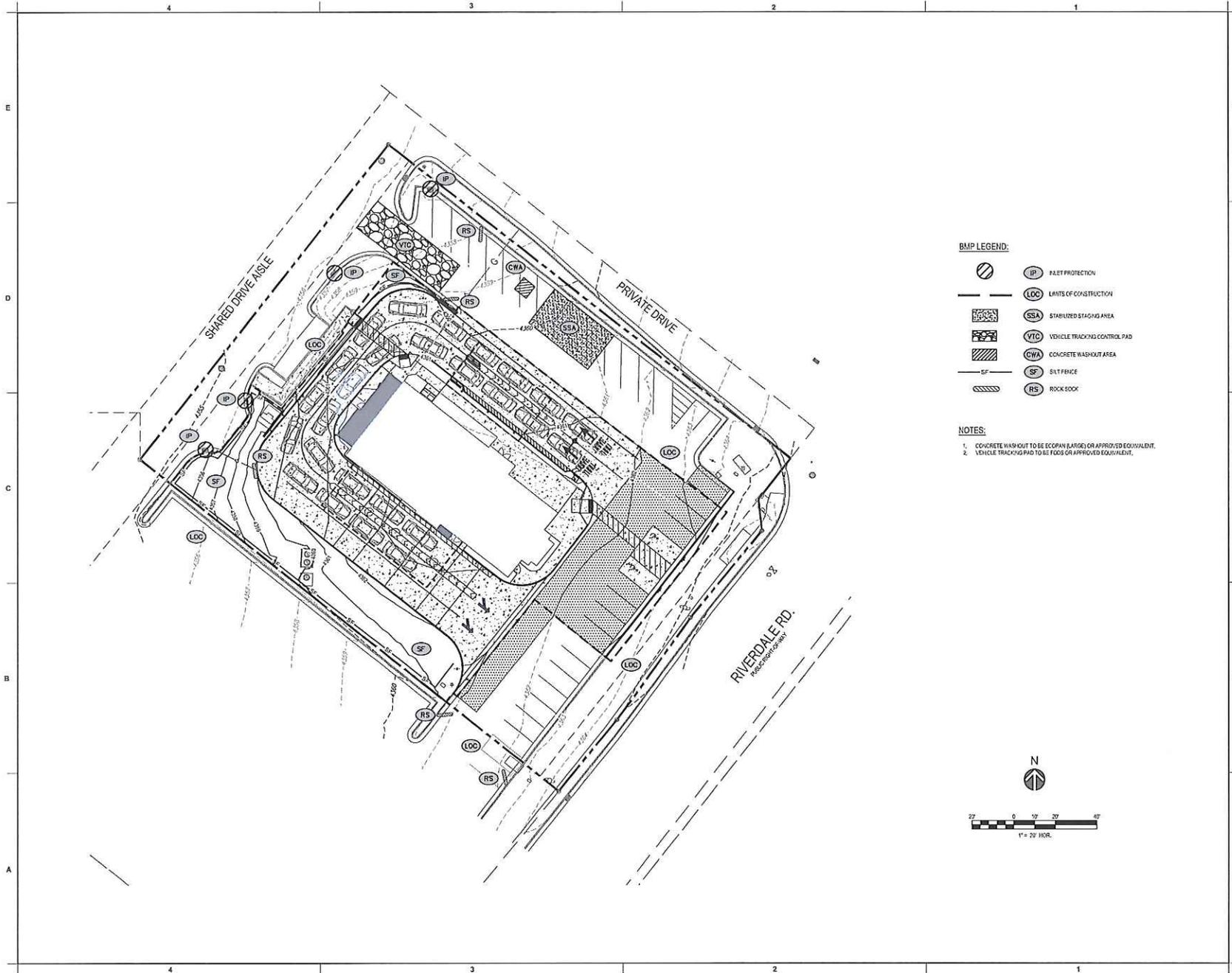
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CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405
FSR#2497
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 REVISION SCHEDULE
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65120660
 PRINTED FOR ENTITLEMENTS
 DATE 3/9/2021
 DRAWN BY BTA
 SHEET

GRADING PLAN
 SHEET NUMBER

C3.0

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BMP LEGEND:

- | | | |
|--|--|------------------------------|
| | | PALET PROTECTION |
| | | LIMITS OF CONSTRUCTION |
| | | STABILIZED STAGING AREA |
| | | VEHICLE TRACKING CONTROL PAD |
| | | CONCRETE WASHOUT AREA |
| | | SILT FENCE |
| | | ROCK SOCK |

NOTES:

1. CONCRETE WASHOUT TO BE ECOPAN (LARGE) OR APPROVED EQUIVALENT.
2. VEHICLE TRACKING PAD TO BE FOGS OR APPROVED EQUIVALENT.



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 Atlanta, Georgia 30349-
 2998



3470 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111
 303-750-0741

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR#2497

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

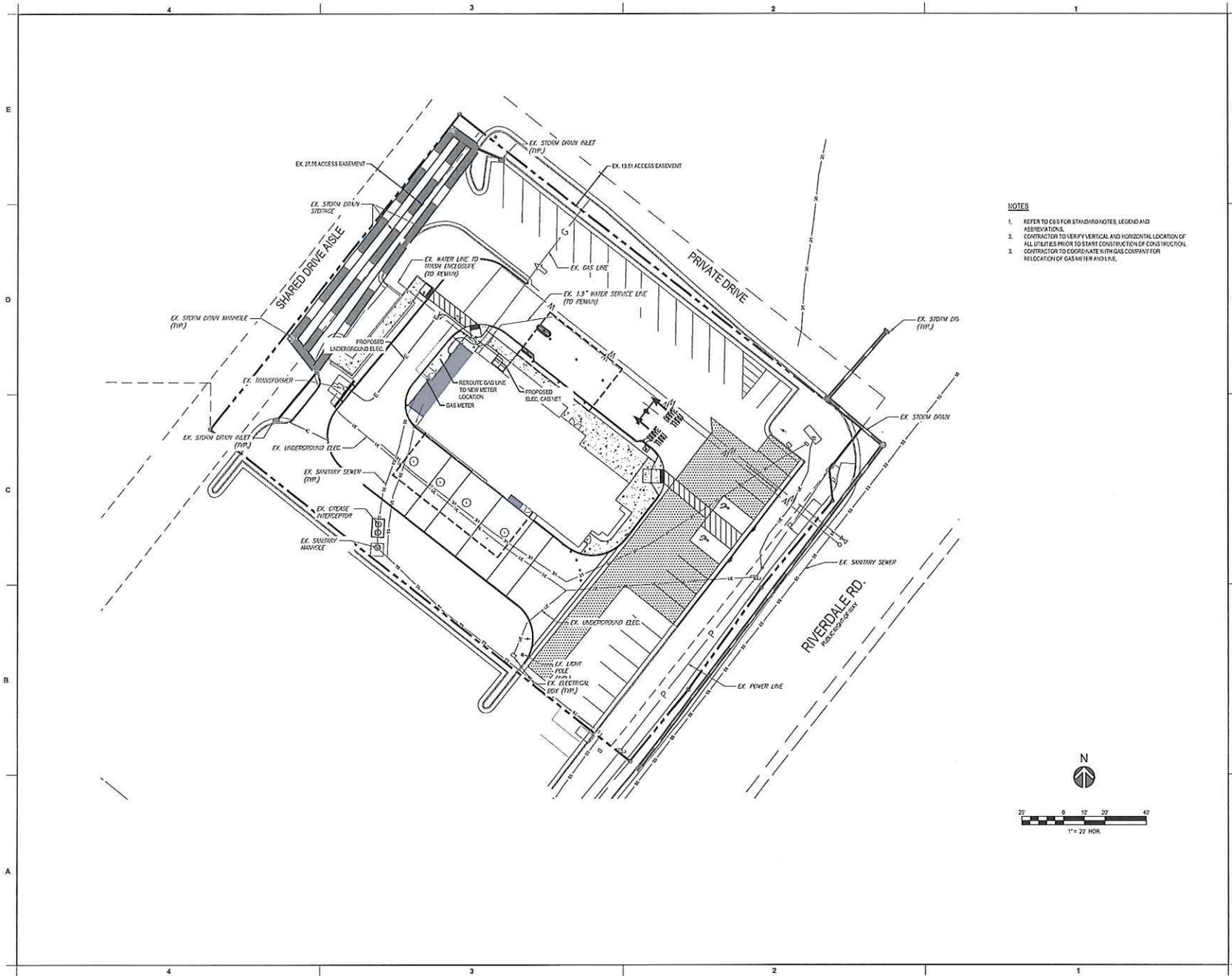
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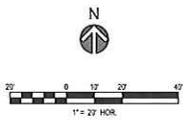
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- NOTES**
1. REFER TO CD'S FOR STANDARD NOTES, LEGEND AND ABBREVIATIONS.
 2. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES PRIOR TO START CONSTRUCTION OF CONSTRUCTION.
 3. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR RELOCATION OF GAS METER AND LINE.



Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998



CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR#2497

CONSTRUCTION DOCUMENTS

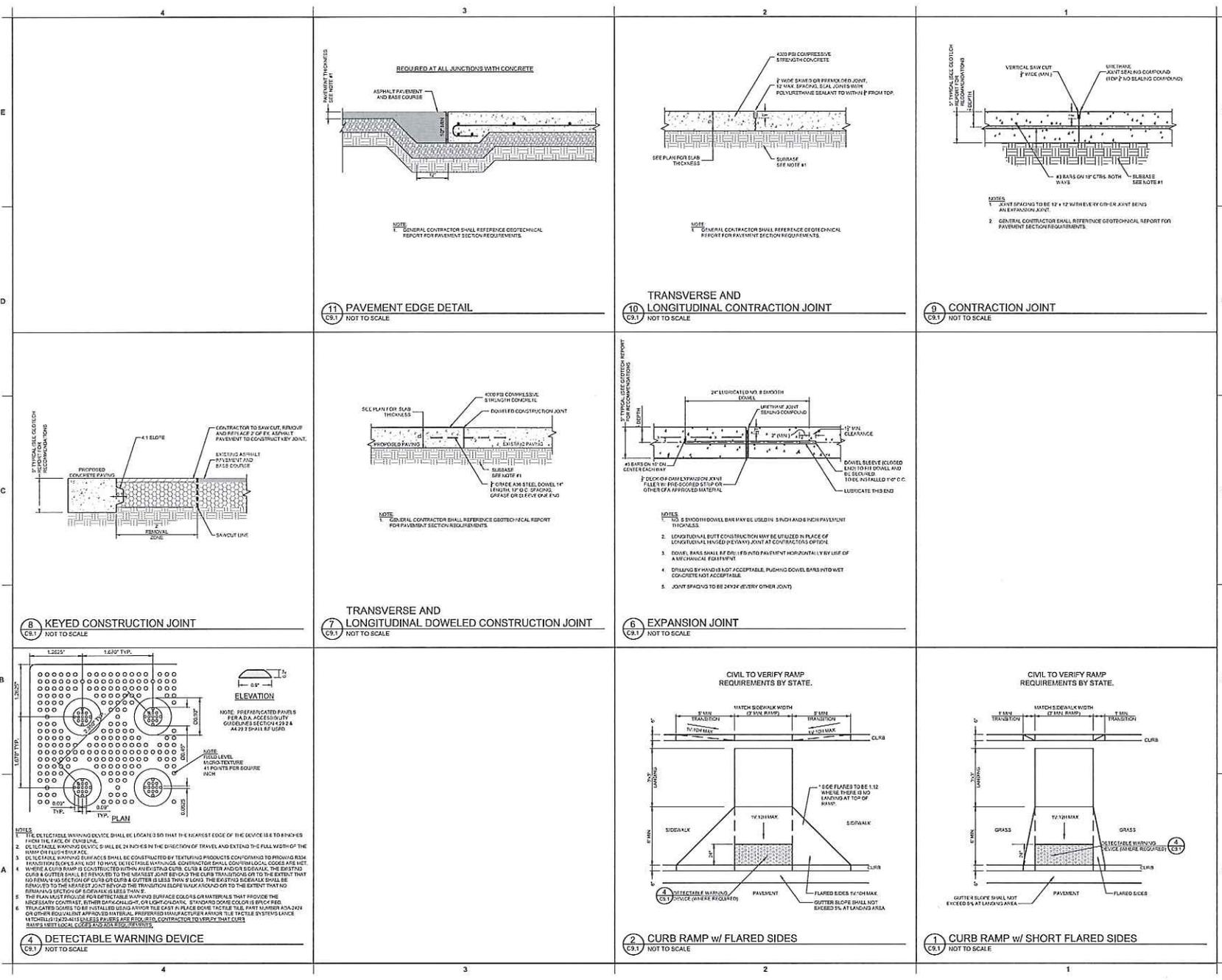
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UTILITY PLAN
 SHEET NUMBER

PS1.0

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Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

MERRICK
 3675 CRENSHAW BLVD. #100
 REDWOOD VILLAGE, CO 80111
 303-750-3741

CONSTRUCTION DOCUMENTS

CHICK-FIL-A RIVERDALE REMODEL

4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR#2497

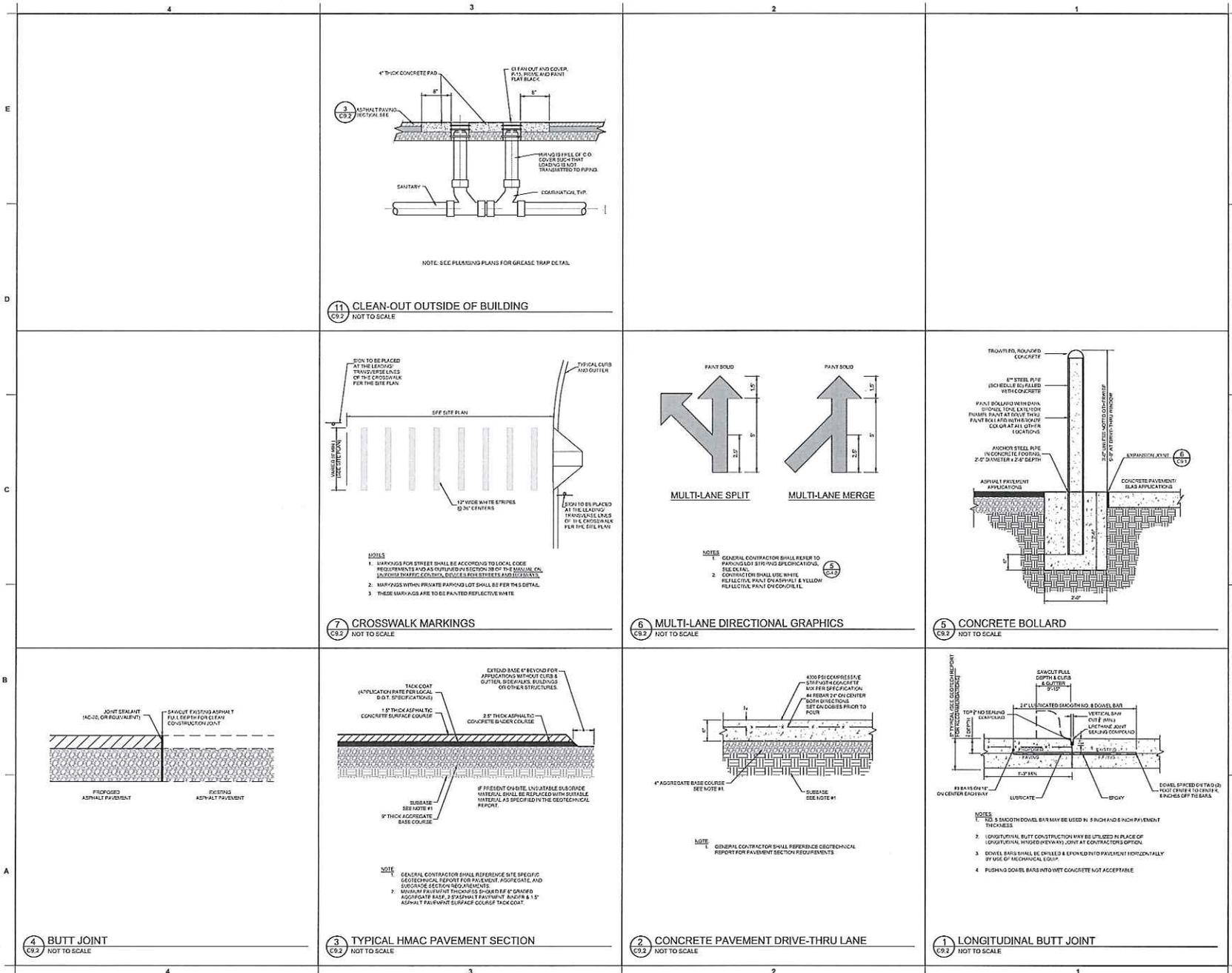
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NO.	DATE	DESCRIPTION
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2		ISSUE FOR BIDDING
3		ISSUE FOR CONSTRUCTION
4		ISSUE FOR AS-BUILT

CONTRACT PROJECT # 85120660
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 DATE 2/9/2011
 DRAWN BY EJA
 CHECKED BY

CFA STANDARD DETAILS
 SHEET NUMBER
C9.1

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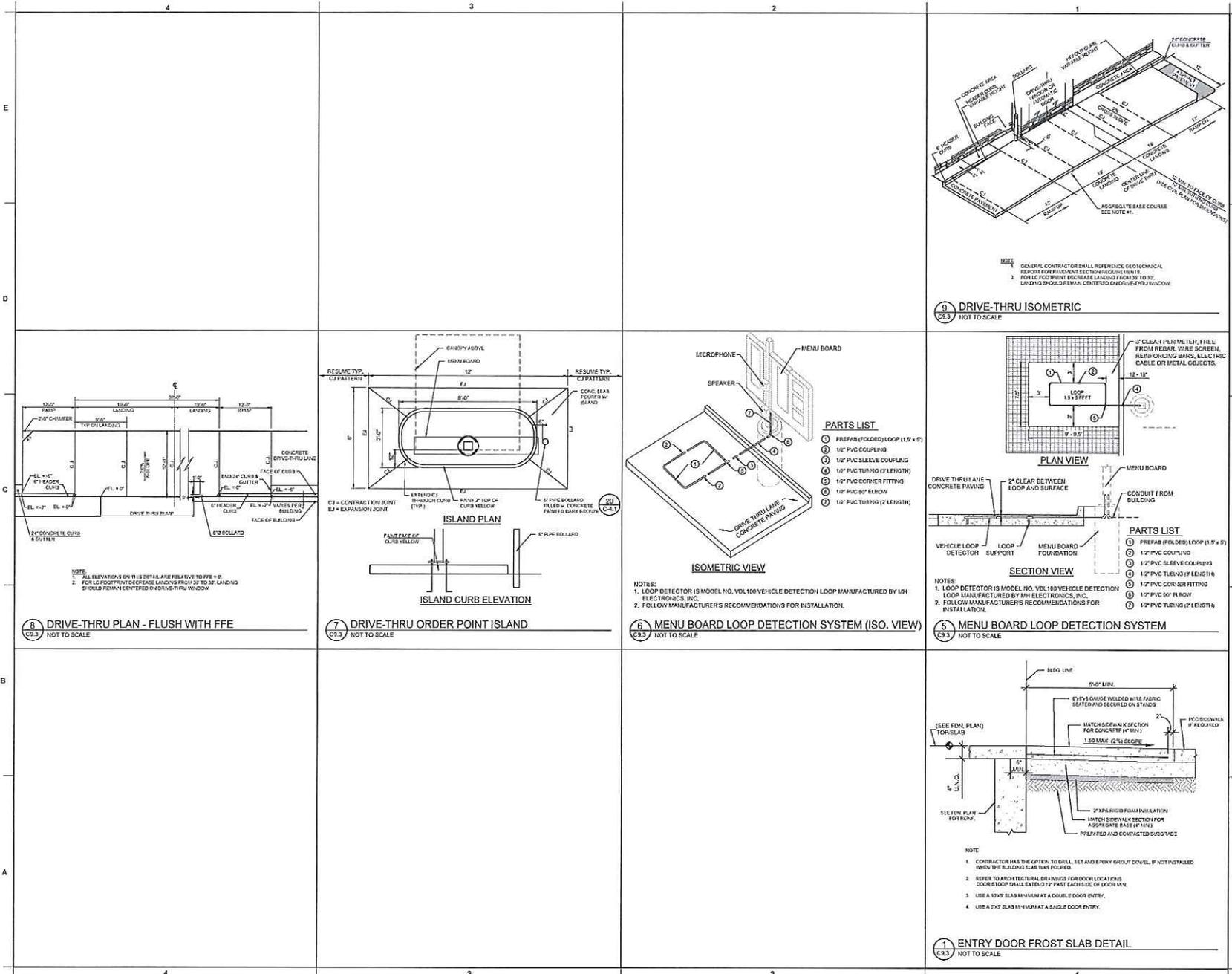
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CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405
FSR#2497

REVISION SCHEDULE	
NO.	DATE

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DATE	2/5/2011
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CHICK-FIL-A
RIVERDALE REMODEL
 4067 RIVERDALE ROAD
 RIVERDALE, UTAH 84405

FSR# 2497

CONSTRUCTION DOCUMENTS

REVISION SCHEDULE	
NO.	DATE DESCRIPTION

CONTRACT PROJECT # 65120650
 PRINTED FOR ENTITLEMENTS
 DATE 2/9/2021
 DRAWN BY BTA
 CFA STANDARD DETAILS
 SHEET NUMBER C9.3

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 13, 2021**

AGENDA ITEM: E4

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 applicant 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 Update](#)
 - e. [671 W 4400 S Rezone – Pub Hear Notice Checklist](#)
 - f. [671 W 4400 S Rezone – Pub Entities List](#)
 - 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 20210311](#)
 - 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: 4-13-2021

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 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 was held with the Planning Commission on March 23, 2021 wherein members of the community were given the opportunity to provide comments, thoughts, and ideas to the Planning Commission. This public hearing was appropriately 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 were received by City Staff regarding this request and details associated with this request. Following the public hearing, the Planning Commission discussed the request and then later tabled the request, as a result of the petitioner team dropping off of the meeting connection and not returning thereafter to participate in the meeting. For the purposes of this meeting, the Planning Commission will need to un-table the matter in order to further discuss this rezone request with the petitioner group. The Planning Commission may thereafter provide a recommendation to the City Council in support of the rezone request or not in support of the rezone 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 rezone request is regulated under City Code 10-5 "Rezone 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 in questionable 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.

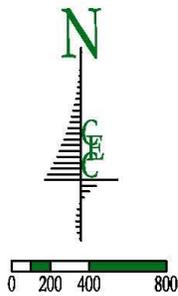
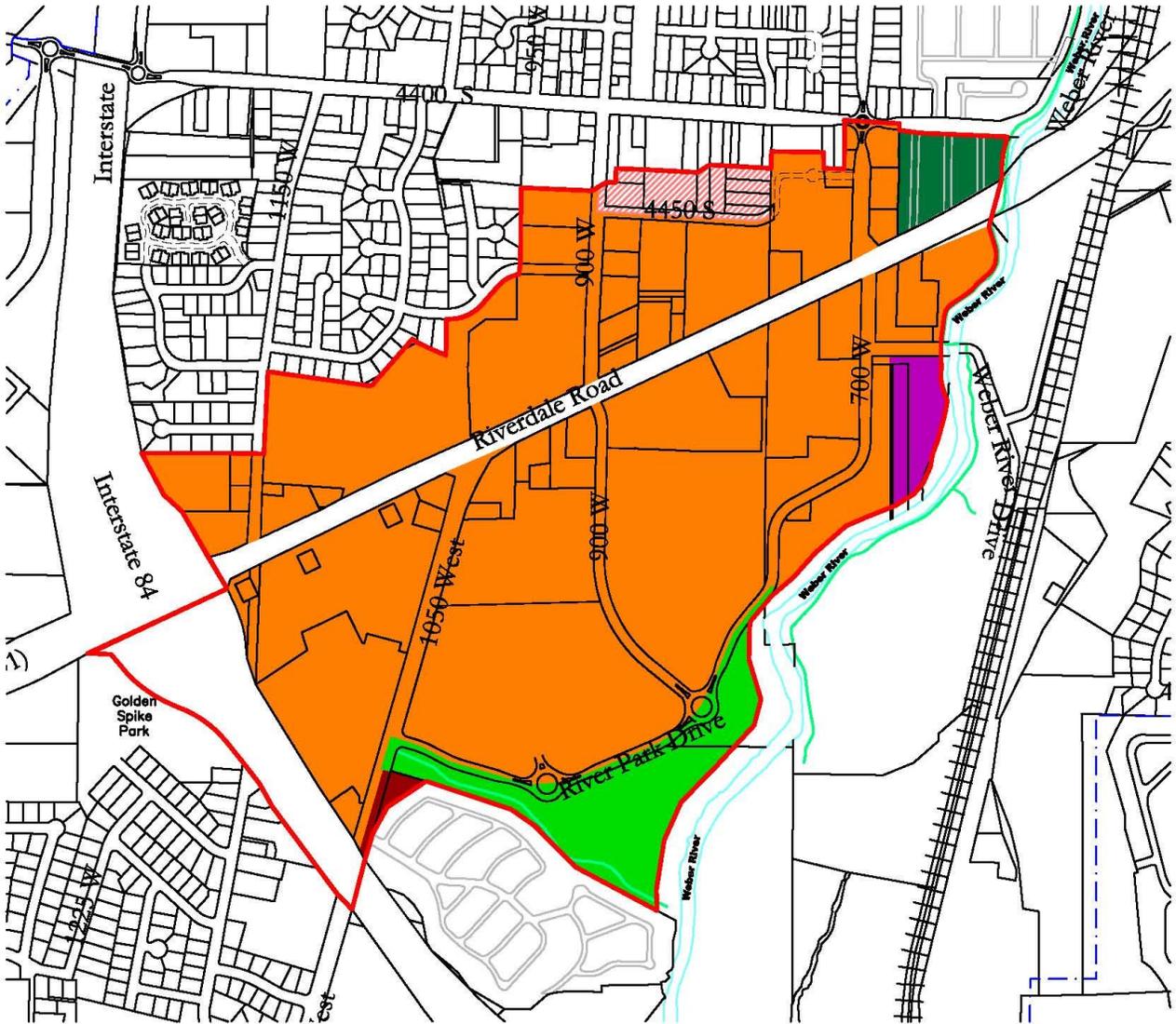
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of 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

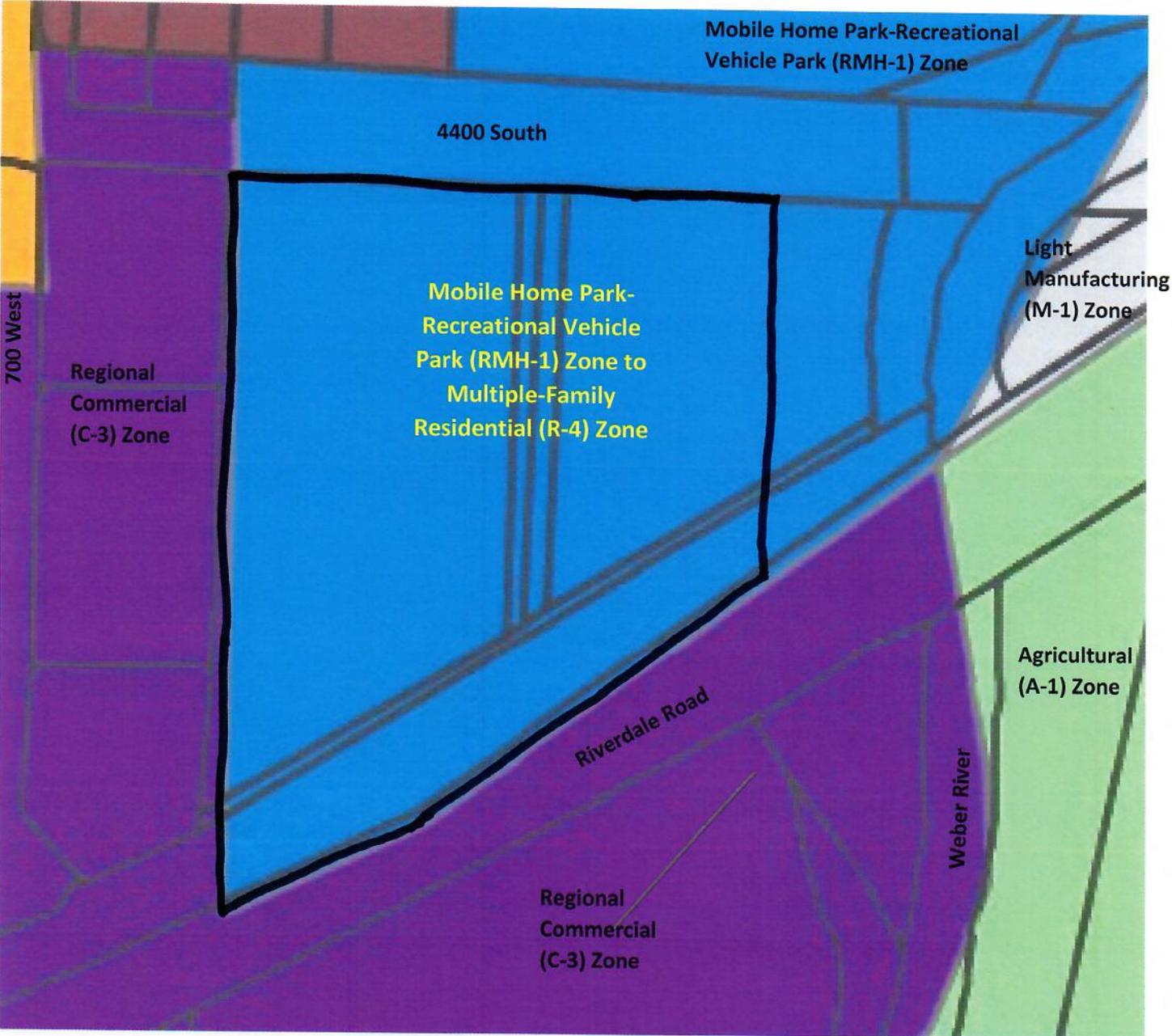
Single Family Detached Housing - with the possibility of secondary rental unit as a conditional use with apartment license required.

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: Tabled on 3/23/2021

Date: 4/13/2021 consideration

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.

910-178

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**
- EXISTING EWE
 - EXISTING
 - STREET CORNER
 - FMH SECTION CORNER
 - FMH STREET MONUMENT
 - FMH CHAIN LINK
 - FMH BUSH AND COP
 - SET BACK REQUIRE AND
 - CONTRACTED LANDMARK
 - ROAD/STREET DEDICATION



- Note:**
1. This plat is based on the survey data submitted to the State of Utah on February 2, 2019, and is subject to the provisions of the Utah Survey Act, Title 19, Chapter 2, Section 2-101, Utah Code.
 2. The survey was conducted by the Surveyors of the State of Utah, under the supervision of the State Surveyor, on February 2, 2019.
 3. The survey was conducted by the Surveyors of the State of Utah, under the supervision of the State Surveyor, on February 2, 2019.
 4. The survey was conducted by the Surveyors of the State of Utah, under the supervision of the State Surveyor, on February 2, 2019.

RIVERDALE CITY ENGINEER
I, _____, County Engineer of Weber County, Utah, do hereby certify that the above plat is a true and correct copy of the original plat on file in my office.

RIVERDALE CITY PLANNING COMMISSION APPROVAL
This plat is approved by the Planning Commission of the City of Riverdale, Utah, on this _____ day of _____, 2019.

RIVERDALE CITY ATTORNEY
I, _____, County Attorney of Weber County, Utah, do hereby certify that the above plat is a true and correct copy of the original plat on file in my office.

OWNER'S DEDICATION

We, the undersigned owners of the herein described land, do hereby dedicate to the public the right to use the same for the purposes of the herein described use, to-wit: _____

We hereby grant and dedicate a perpetual right and easement over, upon and through the herein described land, to-wit: _____

BOUNDARY DESCRIPTION

A plat of the subdivision of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, into two lots, Lot 1 and Lot 2, was filed for record on February 2, 2019, and is subject to the provisions of the Utah Survey Act, Title 19, Chapter 2, Section 2-101, Utah Code.

MANAGER
JOHN R. GIBBS
Garff Properties, LLC, a Utah Limited Liability Company

MANAGER
MICHAEL J. HARRIS
Garff Properties, LLC, a Utah Limited Liability Company

MANAGER
MICHAEL J. HARRIS
Garff Properties, LLC, a Utah Limited Liability Company

NARRATIVE

The purpose of this survey is to divide the land into two lots, Lot 1 and Lot 2, as shown on the attached plat.

Webb County Records

Entry on 2/16/2019
Fee paid \$ 32.00
Filed for record and received 2/16/2019 at 4:00 PM
at 4:00 PM
in case 910
no appx 910
County Recorder, Leann M. Kite

Garff Properties - Riverdale LLC
2019-02-16-0001
2019-02-16-0001

910-178

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



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



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 that reads "Randy S. Koger". The signature is written over a horizontal line.

Randy Koger, Community Development Department



Riverdale
City
**NOTICE OF
REZONE REQUEST**
FOR INFORMATION, CONTACT RIVERDALE CITY AT
801-394-5541 X1215



Riverdale
City
**NOTICE OF
REZONE REQUEST**
FOR INFORMATION, CONTACT RIVERDALE CITY AT
801-394-5541 x1215

NO UNAUTHORIZED
PARKING
EQUIP TOWING
801-394-5541

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Call
801-394-5541
www.sell
mes.com

LES SCHWAB tires

SCHWAB TIRE CENTER

Sinsair



**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