
5:30 p.m. – Work Session

No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report
2. [Presentation about a 9/11 commemoration sponsored by the Major Brent Taylor Foundation](#)
Major Brent Taylor Foundation
3. Community Development Update
Mike Eggett, Community Development

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)
July 20, 2021 Council Work Session
July 20, 2021 Council Meeting

G. Action Items

1. [Consideration of approval for a proposed rezone request from Agricultural \(A-1\) Zoning to Regional Commercial \(C-3\) Zoning for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; as requested by AWA Engineering Group.](#)
Presented by Mike Eggett, Community Development
2. Discussion and possible action regarding Mr. Overdiek's water bill.

I. Discretionary Items

J. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 30th day of July 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.

Michelle Marigoni
Riverdale City Recorder

****The City Council meeting on August 3, 2021 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. ****

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 3, 2021**

AGENDA ITEM: E2

SUBJECT: Presentation about a 9/11 commemoration sponsored by the Major Brent Taylor Foundation

PRESENTER: Major Brent Taylor Foundation representative

INFORMATION: a. [9/11 Commemoration documents](#)

[BACK TO AGENDA](#)



★WEBER REMEMBERS★

T H E 9 / 1 1 P R O J E C T

Remember

September 11, 2021, marks the 20th anniversary of the deadliest terrorist attack in human history, and the deadliest incident for firefighters and law enforcement in the history of the United States.

Experience

The Major Brent Taylor Foundation, in collaboration with our local law enforcement, military, and fire communities, is proud to sponsor **WE**ber Remembers: The 9/11 Project, to honor those sacrifices.

This free, interactive museum experience will allow the public to see, hear and touch things that tell the story of September 11th. The event will also include:

- | | |
|----------------------------|--------------------------------|
| A Sunrise Flag Ceremony | A Firefighter Memorial Program |
| A Memorial Motorcycle Ride | 1st Responders' Touch a Truck |
| Food Trucks | Live Entertainment |

Commit

As a comm**UNITY** let's come together to remember that day, honor the sacrifices, and commit to making a difference together!

Weber Remembers: The 9/11 Project
September 9-11, 2021
Weber County Fairgrounds

WEber Remembers

WEber Experiences

WEber Commits



The Major Brent Taylor Foundation, in collaboration with our local law enforcement, military, and fire communities, is proud to sponsor **WEber Remembers: The 9/11 Project**, to commemorate the events of September 11, 2001, and to honor the lives lost and the sacrifices made in service to us all as a result of that day.

We are creating an immersive, interactive memorial museum experience that will allow the public to see, hear and touch things that tell the story of September 11, 2001. This event will run from September 9th through September 11th at the Weber County fairgrounds. As part of the event, we will be featuring the cities of Weber County in the museum.

In order to accomplish this amazing task, we need your help. We are asking each city to join us in the creation of these features. If you would like your city included in the museum, we are requesting 3 simple things:

1. 1 to 4 high-resolution photos that represent your city (300 dpi if possible). Specifically, we are looking for landmarks, city celebrations, or photos of the city itself, etc. Please no portraits of city councils or elected officials.
2. A digital copy of your city logo.
3. Three to four sentences about what brings your community together or makes your city unique.

Please submit your files on or before August 1st. These files should be uploaded to google drive and shared with kiersten@majorbrenttaylor.com and info@majorbrenttaylor.com.

If you need an alternate way of submitting your files or have any questions please Kiersten at the email above and we will work with you.

WEber Remembers

WEber Experiences

WEber Commits

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 3, 2021**

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes from July 20, 2021
Council Work Session and Council Meeting

PRESENTER:

INFORMATION:

- a. [July 20, 2021 Council Work Session](#)
- b. [July 20, 2021 Council Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, July 20, 2021, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember (present via telephone) Brent Ellis, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Bill Cobabe, City Administrator Scott Brenkman, Police Chief Shawn Douglas, Public Works Shalee Nay, Police Administrative Assistant
Excused:	Alan Arnold, Councilmember Michelle Marigoni, City Recorder

The City Council Work Session meeting began at 5:31 p.m. Mayor Searle welcomed all in attendance. It was noted for the record that all Councilmembers were present except Councilmember Arnold, as well as city staff.

Public Comment:

Mayor Searle asked if there was any public comment. There was no public comment.

Presentations and Reports:

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meetings held on July 6, 2021. There were no requested changes.

Action Items:

1. **Discussion and possible action on restrictions for water use in the City.**
2. **Discussion and possible action on City Council Meeting Agendas.**

Mayor Searle requested this item be stricken from the agenda.

Discretionary Items:

There were no discretionary items for the Work Meeting.

Adjournment:

Having no further business to discuss the City Council adjourned at 6:00p.m.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 20, 2021, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember (present via telephone)
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember

City Employees: Bill Cobabe, City Administrator
Steve Brooks, City Attorney
Scott Brenkman, Police Chief
Shawn Douglas, Public Works
Shalee Nay, Police Administrative Assistant

Excused: Michelle Marigoni, City Recorder

Visitors: Melissa Dibbell Jeffrey Dibbell Brenna Garcia
Donna Hall Viliami Taukiuhea John Overdiek

A. Welcome & Roll Call

The City Council meeting began at 6:05 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public.

Mayor Searle turned the time over to Councilmember Stevens to introduce and welcome Scout Troops #1111 and #1112. Jeffrey Dibbell, with troop #1111 approached and introduced the Scouts and Leaders in attendance.

B. Pledge of Allegiance

Mayor Searle asked Jeffrey Dibbell to lead the pledge of allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

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

John Overdiek, a 50-year resident of Riverdale City, asked Council to consider waiving his water bill for the month of June due to water issues and costs in January. Mr. Overdiek noted health issues, presented his handicap sign, and stated he is a dedicated citizen who served the country for three years, as well as worked for the railroad for six years.

There was discussion about the possibility of adding Mr. Overdiek's issue to a future agenda. Councilmember Arnold mentioned that there would need to be more information regarding the cause of the issue. Councilmembers Arnold and Hilton consented. This will be on the August 3rd agenda.

There was no other public comment.

E. Presentations and Reports

1. Mayors Report

Mayor Searle noted he was called to a special meeting with the Wasatch Front Regional Transport Committee two weeks ago regarding a complete rebuild of the 5600 South interchange, which would change locations of Riverdale Road. He explained the initial plan was for the rebuild to happen in five to six years, but it is being moved up and may happen within the next year.

Councilmember Stevens inquired about the land in front of Motel 6, which is being used by UDOT.

2. City Administration Report

Bill Cobabe, City Administrator, announced the names of employees with anniversaries in June. He commended them all for their dedication and service to the city.

F. Consent Items

1. Consideration of Meeting Minutes from July 6, 2021 Work Session and July 6, 2021 Council Meeting

Councilmember Ellis motioned to approve the minutes. Councilmember Hilton seconded the motion. All Councilmembers were in favor.

G. Action Items

1. Discussion and possible action on restrictions for water use in the City.

Mr. Cobabe and Mr. Douglas went over drought concerns and mentioned the current watering restrictions of every other day watering is not accomplishing the 20% savings goal. Mr. Douglas explained the amount of water reduction has been around 2% each week, and that the well has dropped 17 feet since May and continues to drop.

Mr. Cobabe and Mayor Searle stated a letter has been drafted asking citizens to water only twice per week. Councilmember Arnold stated the City needs to be aggressive, he has no issue with the letter being sent, and he believes the splash pad should be shut off. It was noted the splash pad treats and recycles water.

Mayor Searle asked for input regarding reducing the hours of the splash pad. Mr. Stevens recalled water restrictions in California in the past and suggested some other water saving methods. He stressed the importance of educating residents about water saving methods in the letter.

Mr. Douglas suggested using the remainder of the treated water at the splash pad before turning it off. There was discussion about the number of days to continue running the splash pad. Mr. Douglas stressed that the grass at the park needs the water more than the splash pad to survive and suggested the splash pad be turned off to save the grass.

Councilmember Mitchell suggested offering refunds to those who reserved the park hoping to use the splash pad.

Councilmember Arnold motioned to turn off the splash pad as of July 26. Councilmember Ellis seconded. Four councilmembers voted in favor, while Mr. Stevens voted against.

2. Discussion and possible action on City Council Meeting Agendas.

This item was stricken by Mayor Searle in the work session.

H. Discretionary Items

Councilmember Arnold recognized that Officer Stanger has been awesome to work with and does a great job. He mentioned a problem with graffiti near the Military Academy. Mr. Douglas informed him the area is maintained by UDOT and that the problem has been reported.

Mayor Searle recognized Bill Taukivyea, who was in attendance as a public visitor.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Hilton made a motion to adjourn. The motion was seconded by Councilmember Arnold; all voted in favor. The meeting was adjourned at 7:22 p.m.

Norm Searle, Mayor

Michelle Marigoni, City Recorder

Date Approved

DRAFT

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 3, 2021**

AGENDA ITEM: G1

SUBJECT: Consideration of approval for a proposed rezone request from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; as requested by AWA Engineering Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a.* Ordinance No 935
- b.* 4804-4900 S 1500 W Rezone Exec Summ – CC [20210803]
- c.* Riv General Plan – Area 2
- d.* Riv General Plan – Land Use Def
- e.* 4804-4900 S 1500 W Rezone Area – 20210727
- f.* 4804-4900 S 1500 W Rezone Req App UpdateCC - 20210622
- g.* 4804-4900 S 1500 W Rezone – Pub Hear Notice Checklist 20210715
- h.* 4804-4900 S 1500 W Rezone – Pub Entities List 20210716
- i.* 4804-4900 S 1500 W Rezone 10-9a-205(4)(a) notice to Brent & Tamra Ellis Fam Liv Trust
- j.* 4804-4900 S 1500 W Rezone 10-9a-205(4)(a) notice to Brent & Kathryn Smith
- k.* 4804-4900 S 1500 W Rezone 10-9a-205(4)(a) notice to Levi & Heidi Bopp
- l.* 4804-4900 S 1500 W Rezone 10-9a-205(4)(a) notice to EHK Inv Co LTD
- m.* 4804-4900 S 1500 W Rezone – CERT OF SIGN PLACEMENT [rkoger] 20210715
- n.* 4804-4900 S 1500 W Sign Place 20210715
- o.* NOTICE – 7-27-21 City Recorder PH for Rezone
- p.* 4804-4900 S 1500 W Stand Ex Publish Notice – 20210715

[BACK TO AGENDA](#)



ORDINANCE NO. 935

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 4804-4900 SOUTH 1500 WEST FROM AGRICULTURAL (A-1) TO REGIONAL COMMERCIAL (C-3) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, The petitioner, AWA Engineering, on behalf of the current property owners, (Petitioner), has requested that approximately 18.23 acres, located at approximately 4804-4900 South 1500 West South be rezoned from Agricultural (A-1) to Regional Commercial (C-3) zoning, all located in Riverdale City, Weber County; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on July 27, 2021, to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission voted unanimously to APPROVE the rezone request and forwarded that APPROVAL recommendation to the City Council. The original petition has now been passed on to the City Council to either follow or modify the recommendation of the Planning Commission and either allow or deny the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and reviewed the minutes of the Planning Commission and all other relevant information and finds that the proposed rezone IS in the best interest of the City or of the citizens of Riverdale City; and

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

Section 1.

After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and DOES meet the goals or policies of the City's land use development plan and does not raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services. The Council hereby APPROVES the rezone request made by the land owner to amend approximately 18.23 acres, located at approximately 4804-4900 South 1500 West South be rezoned from Agricultural (A-1) to Regional Commercial (C-3) zoning as outlined in the attached documentation, as outlined therein and incorporated hereby, and directs staff to implement any and all action(s) to help facilitate the lawful and conforming re-zone approval and map amendment.

Section 2. Severability.

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

Section 3.

The effective date of this ordinance shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of August 2021.

Norm Searle, Mayor

Attest:

Michelle Marigoni, City Recorder



City Council Executive Summary

For the Council meeting on: 8-3-2021

Petitioner: AWA Engineering

Summary of Proposed Action

AWA Engineering, on behalf of the current property owners, is requesting a rezone of property located at approximately 4804-4900 South 1500 West from Agricultural (A-1) to Regional Commercial (C-3) zoning to allow for the possibility of future development of various commercial and commercial distribution uses on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned with M-1 zoning with 1300 West and Cozy Dale Drive being adjacent to the property; property to the east is Interstate 84; properties to the south are zoned with contingent C-3 zoning and currently A-1 zoning; and properties to the west are zoned with C-3 and CP-3 zoning and adjacent to 1500 West. This request is for approximately 18.23 acres of land located on this property along the east side of 1500 West (see the attached zoning map document for more information).

On July 27, 2021, a public hearing was held with the Planning Commission. No public comments were provided before the public hearing or during the public hearing portion of the meeting. Following the public hearing, the Planning Commission briefly discussed the request and thereafter approved a motion to recommend favorable approval of the rezone request as submitted. As required by State Code and to allow for public commentary, the public hearing was noticed and scheduled in accordance with State and City requirements. Following the public hearing, the City Council may make a motion to approve the rezone request, table the matter, or not approve the rezone request, with the appropriate findings of fact to support the Council's decision.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural (A-1, A-2) Zones" and 10-10A "Commercial (C-1, C-2, C-3) Zones".

The petitioner's associated properties are currently listed in the County Records under the ownership of multiple owners, including: EHK Investment Co Ltd, Levi and Heidi Bopp, Brent and Kathryn Smith, and Brent and Tamra Ellis Family Living Trust. These properties are currently being used as single-family residential dwellings and otherwise the majority of the property area is currently sitting native and undeveloped.

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 City Council to review this matter and discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the City Council act accordingly to approve, table, or not approve the rezone based upon sufficient findings of fact to support the Council's decision in this matter.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High". The proposed rezone request and project concept requested use is in compliance with this land use designation and is supported in this area by the General Plan language for Area 2 of the Riverdale General Plan. Documentation regarding the Riverdale General Plan definition of "Planned Commercial - High" and language from General Plan Area 2 has been provided in this packet.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator

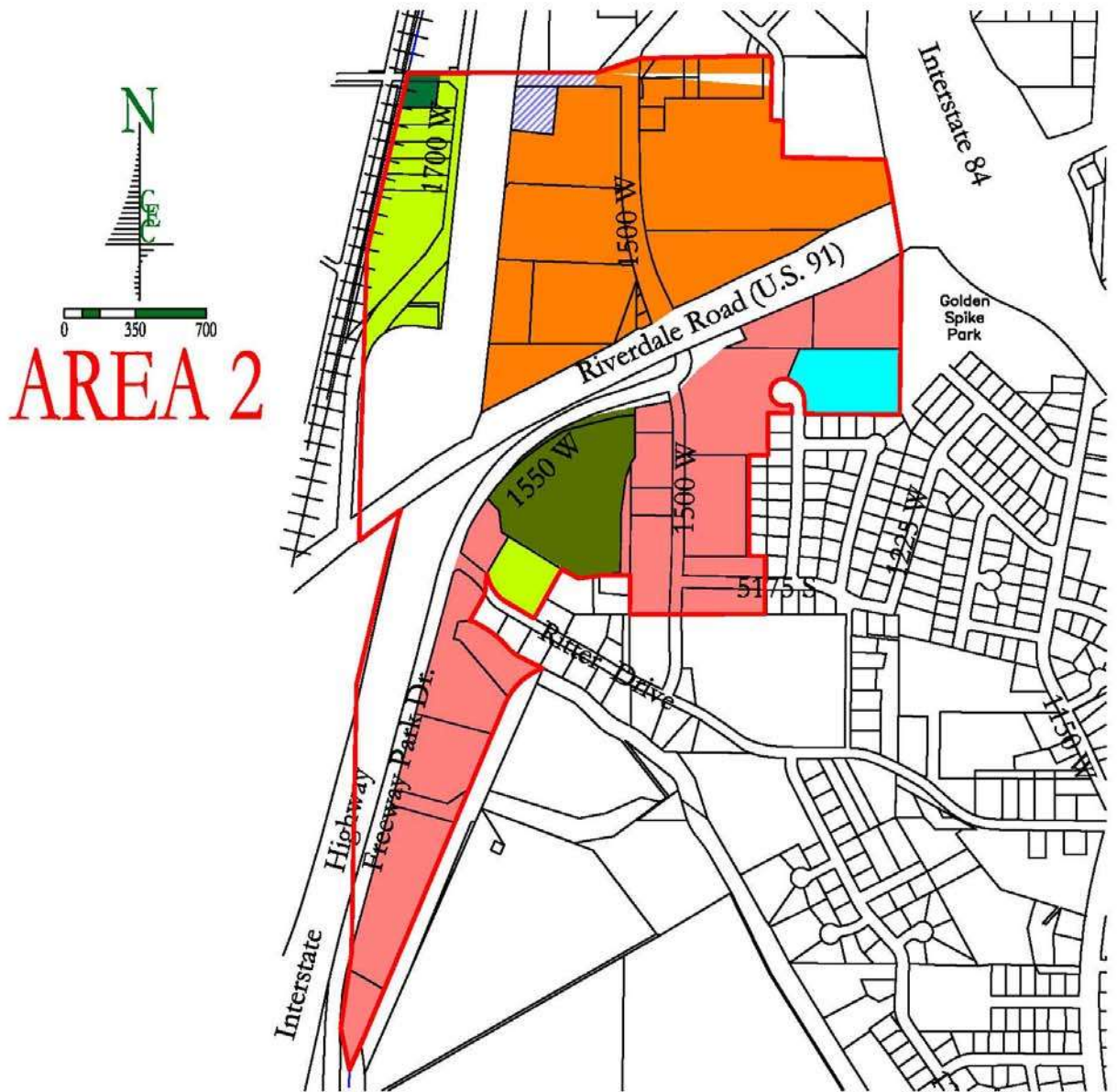
AREA TWO

See Figure 8 for more regarding this area. This area is uniquely located within the City because of its tier command of the panoramic views of the valley. Area Two faces directly toward one of the most stunning views in the city, which is the eastern boundary of Riverdale City and the bluff to Riverdale East Bench. This area is also an extremely prominent location for strategic development as the key to the entrance of the City from I-15 and I-84. Therefore, the recommended uses include: a major hotel, a retail/commercial center, and/or a corporate office use. The opportunities for all other similar uses are also great in this location.

The majority of this area is part of the West Bench RDA Project Area. The property owned by Scott Priest, the Ford property, the Keyes Insurance property, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. There is also an approved site plan for the Aunt Nancy's assisted living facility to be located along Ritter Drive, which could have additional impact on this area. The development of the Larry H. Miller Auto complexes, Freeway Park Drive retail, the Tullis Business Park, and the Brook Haven Business Park have set a tone for this area to develop as a retail commercial and office site. There may be additional opportunities for other uses to be very successful at this location. The traffic generated by the majority of these developments is anticipated to be Riverdale Road oriented.

It is recommended that any development of this land in the future be sensitive to this location's unique geography in relation to I-15, I-84, Riverdale Road and Freeway Park Drive, in addition to its close proximity to the Ogden Airport site. It is also important to note that UDOT has recently completed Riverdale Road lane expansion which should be of direct benefit to the development of this West Bench area.

Figure 8 - Alternate Land Uses - Area 2



LAND USE GENERAL PLAN

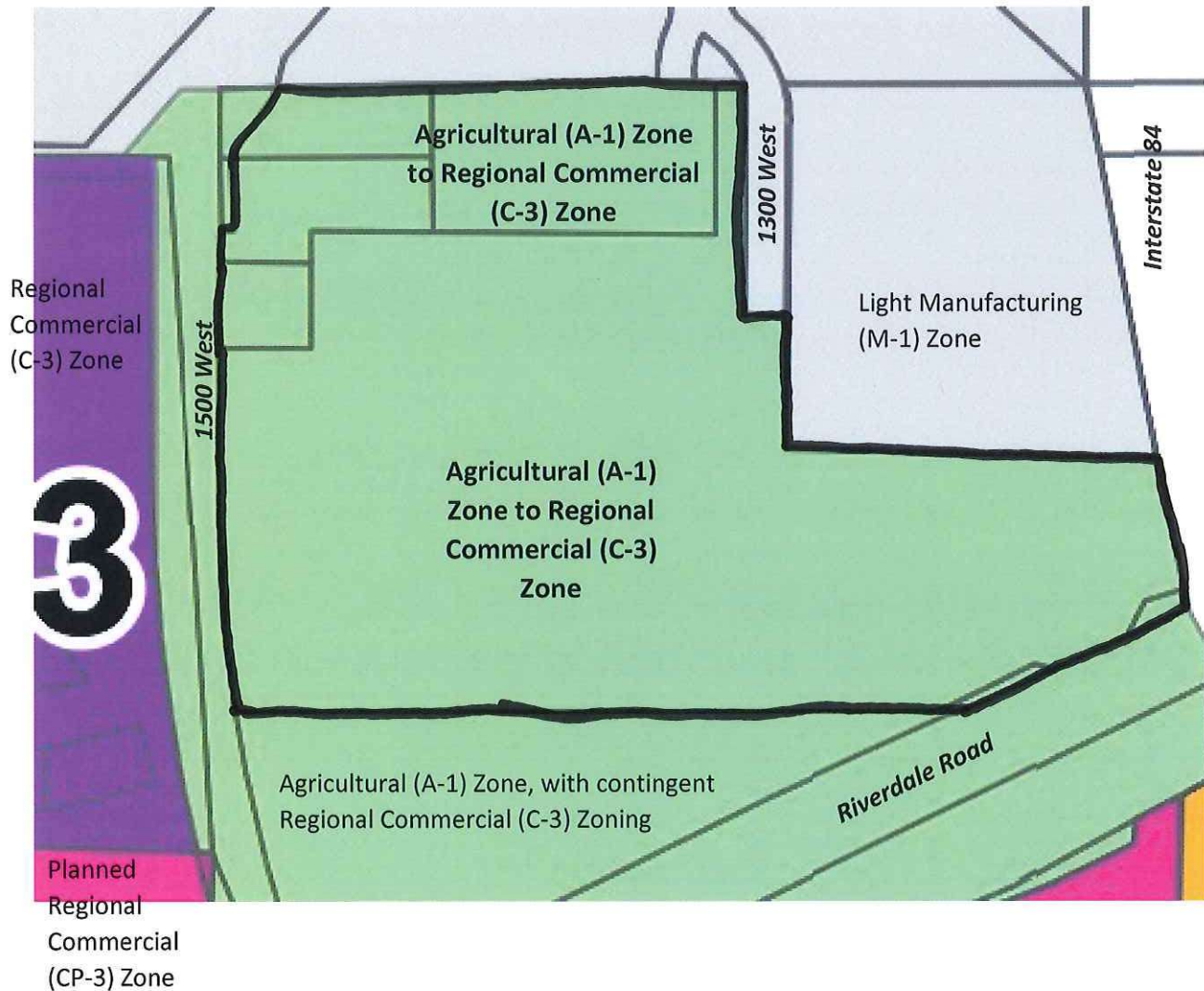
- | | | | |
|---|-----------------------------------|---|---|
|  | Agricultural |  | Planned Manufacturing |
|  | Residential - Low Density |  | Special Use District - Light Industrial / Business Park |
|  | Residential - Medium Density |  | Institutional |
|  | High Density - Multi Family |  | Recreational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

Table M - Land Use District Definitions

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

July 27th, 2021

AWA Engineering (Jake Tate) – rezone request for property at approximately 4804 South, 4816 South, 4844 South, and 4900 South on 1500 West from Agricultural (A-1) Zone to Regional Commercial (C-3) 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 06/22/2021 FEE SCHEDULE: **\$350**

APPLICANT NAME Jake Tate PHONE NUMBER: 801-410-8505

APPLICANT ADDRESS (Anderson Wahlen & Associates)
2010 North Redwood Road
Salt Lake City, UT 84116

ADDRESS OF SITE 1500 West Riverdale Road, Riverdale, UT; 4844 South 1500 West, Riverdale, UT; 4816
South 1500 West, Riverdale, UT; 4804 South 1500 West, Riverdale UT

PROPERTY OWNER EHK Investment CO LTD; BOPP, Levi & WF Heidi Bopp; Smith, Brent L & WF Kathryn A
Smith; Brent & Tamera Ellis Family Living Trust

PRESENT ZONING A-1

PRESENT USE: Vacant and Residential Lots

PROPOSED ZONING C-3

PROPOSED USE: Retail Flex Space Development

PROPERTY ACREAGE: 18.23 a.c.

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

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


Signature of Applicant



Riverdale City

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

Brent L. & Mathew A. Smith
Signature of Property Owner

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



**Riverdale
City**

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

Brent Ellis Jenna Ellis
Signature of Property Owner

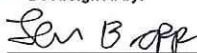
I authorize Anderson, Wahlen & Associates - Jake Tate to act as my representative in all matters relating to this application.



Riverdale
City

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

DocuSigned by:



Signature of Property Owner

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



Riverdale
City

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

SAK Investment Co.

Signature of Property Owner

Karel Knudson
[Signature]

I authorize Anderson, Wahlen & Associates - Jake Tate 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 \$350 as established by resolution of the Riverdale City Council.
2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.
3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: 7/27/2021

Decision: Recommend City Council approval of rezone request

City Council consideration of application:

Date: 8/3/2021

Decision: _____



June 29, 2021

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

Attn: Mike Eggett

RE: Rezone Request for Parcel #'s 080920024, 080980030, 080980031, 080980056, 080980080

Dear Mike,

Ted Heap would like to formally request the rezone of the five parcels listed above. These lots are bound by the existing Gibby parcels to the south, 1500 W. to the west, America First Credit Union to the north, and I-84 to the east. The majority of the site is undeveloped with three residential homes. Currently, the properties are zoned A-1 (agricultural zone), we would like to formally request to rezone this property to the C-3 (regional commercial) zone. The rezone application requests commentary on the questions listed below. Please see our responses in red.

1. Why should the present zoning be changed?

This rezone application is requesting these parcels being rezoned from A-1 (agricultural zones) to C-3 (regional commercial). The proposed use of this property is retail/flex space development. This rezone request is consistent with the City General Plan.
2. How is the proposed change in harmony with the City General Plan for this area?

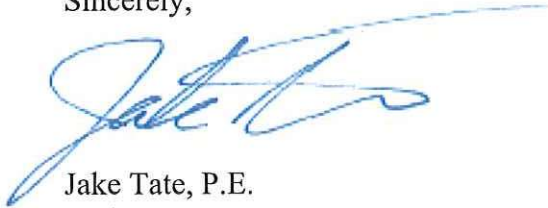
The City General Plan has designated this area as Planned Commercial – High. The rezone request of C-3 aligns with the General Plan for commercial development.
3. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

The proposed rezone is in harmony with the General Plan. No conditions or circumstances have taken place to warrant a zoning change outside the General Plan.
4. How is the change in the public interest as well as the applicant's desire?

This zone change will help in revitalizing this underutilized area within the City. This zoning will allow a variety of commercial options to come into the flex space development to serve the community. This change will bring jobs and additional tax revenue to the City and will help facilitate the development within the west bench RDA area.

In closing, we hope this summary of our rezone request provides clarity on why we feel this rezone from A-1 to C-3 will better utilize this area and provide more opportunity for retail and other commercial/flex space to serve the community. Should you have any questions about our proposal or require any additional information with regards to the rezone, please don't hesitate to contact me directly at (801) 410-8505.

Sincerely,



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

**Ellis Orchard Riverdale
East Parcel**

Monday, 28 June, 2021

A part of the Southeast Quarter of Section 12, and the Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian in Weber County, Utah:

Beginning at a point 99.00 feet South $0^{\circ}36'34''$ West along the Quarter Section Line from the North Quarter Corner of said Section 13; and running thence along the Easterly Line of 1500 West Street the following four courses: North $89^{\circ}54'45''$ East 16.50 feet; North $0^{\circ}36'34''$ East 99.00 feet; North $1^{\circ}13'43''$ East 96.23 feet; and North $17^{\circ}43'56''$ East 11.12 feet to the Southwest Corner of Lot 1 of the Riverdale Industrial Park as Amended in 1994; thence North $89^{\circ}50'40''$ East 646.09 feet along the South Line of said Lot 1 to the Easterly Line of 1300 East Street; thence along the boundaries of said Street the following three courses: Southeasterly along the arc of a 100.59 foot radius curve to the right a distance of 31.84 feet (Center bears South $72^{\circ}40'50''$ West, Central Angle equals $18^{\circ}08'05''$ and Long Chord bears South $8^{\circ}15'08''$ East 31.71 feet) to a point of tangency; South $0^{\circ}48'55''$ West 277.67 feet; and South $89^{\circ}11'05''$ East 60.00 feet to a point on the West Line of Lot 1 of the Wasatch View Business Park; thence along the boundaries of said Lot 1 the following two courses: South $0^{\circ}48'55''$ West 181.29 feet; and South $89^{\circ}11'05''$ East 558.44 feet to the Westerly Line of Interstate Highway I – 84 as it is monumented on the ground; thence South $16^{\circ}34'23''$ East 189.14 feet along said Westerly Line to the Northwesterly Line of Riverdale Road; thence along said Northwesterly Line the following seven courses: South $69^{\circ}05'43''$ West 55.41 feet; South $37^{\circ}51'59''$ West 53.89 feet; South $72^{\circ}03'08''$ West 143.99 feet; North $70^{\circ}29'42''$ West 23.79 feet; South $61^{\circ}08'10''$ West 18.05 feet; South $60^{\circ}21'36''$ West 144.96 feet; and South $89^{\circ}54'45''$ West 56.85 feet; thence South $89^{\circ}54'45''$ West 903.49 feet to the Quarter Section Line; thence North $0^{\circ}36'34''$ East 653.46 feet along said Quarter Section Line to the point of beginning.

**Contains 791,019 sq ft
or 18.159 acres**

N.E. 1/4

98-1

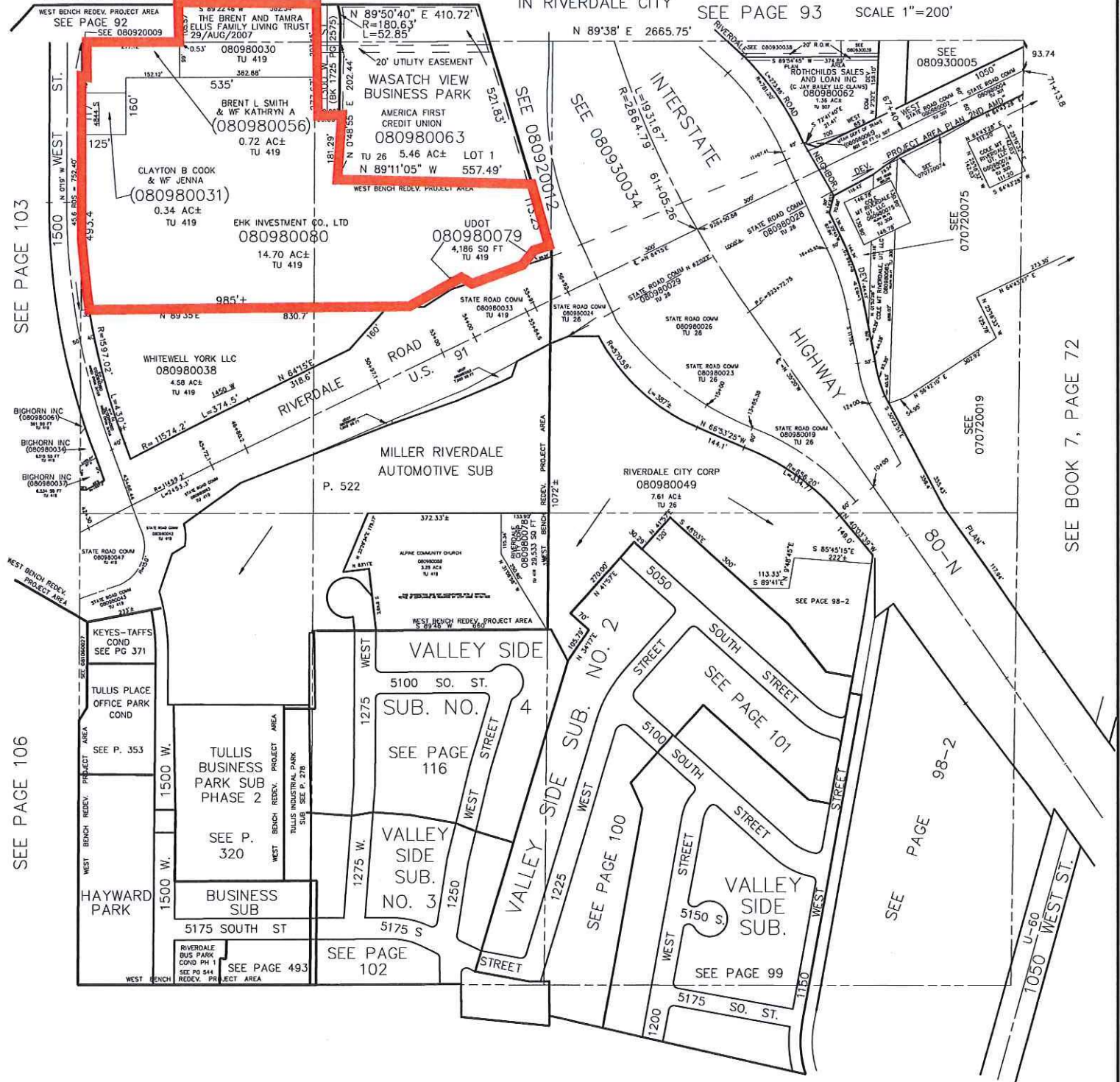
TAXING UNITS: 26, 264
300, 301, 413, 419, 507

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

IN RIVERDALE CITY

SEE PAGE 93

SCALE 1"=200'



SEE PAGE 103

SEE PAGE 106

SEE BOOK 7, PAGE 72

S.E. 1/4 SECTION 12, T.5N., R.2W., S.L.B. & M.

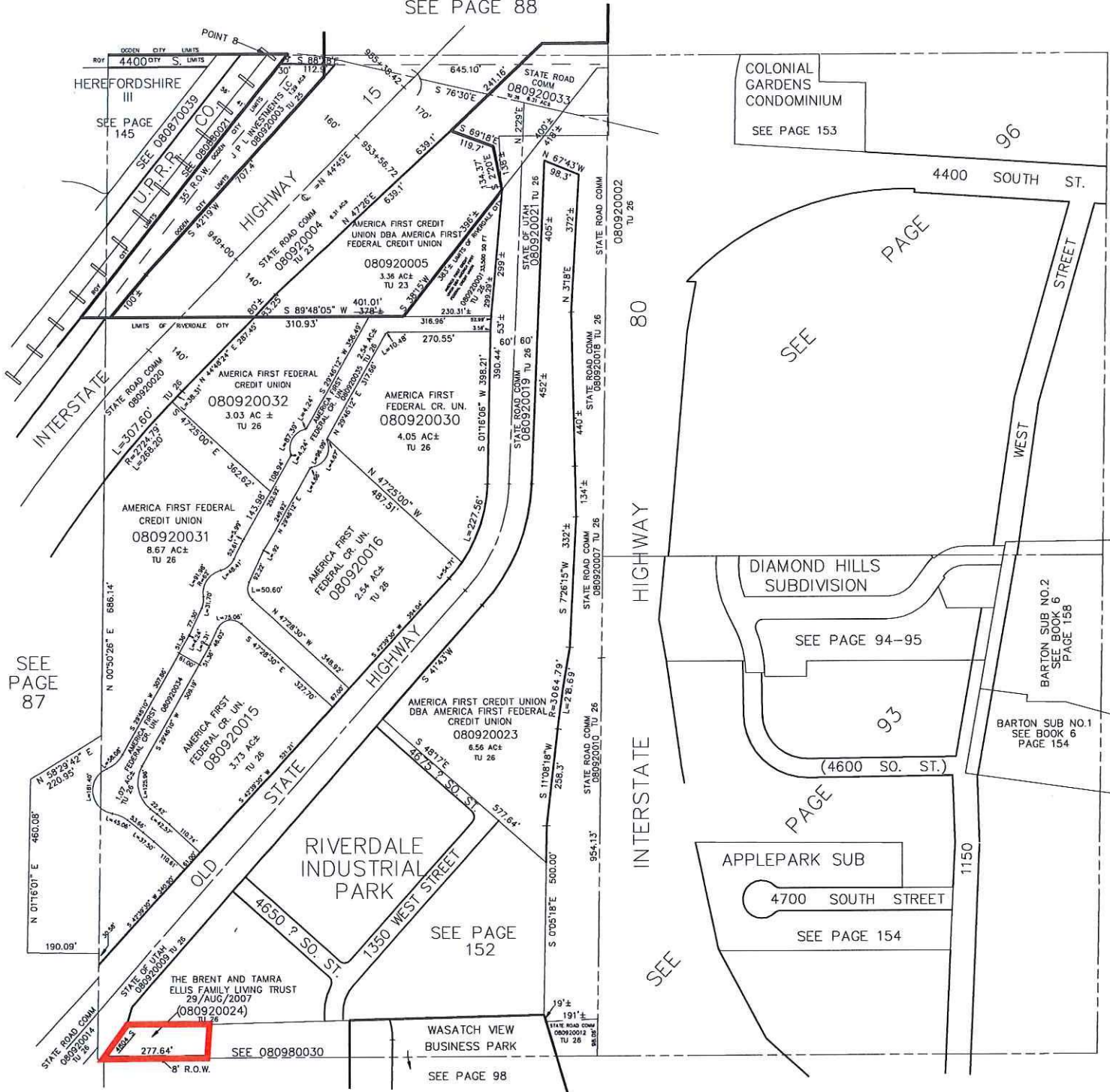
RIVERDALE CITY & RIVERDALE DISTRICT

OGDEN CITY & ROY CITY

TAXING UNITS: 23, 26, 25

SCALE 1"=200'

SEE PAGE 88



SEE BOOK 6, PAGE 16



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

XBP Confirmation Number: 101954817

Transaction detail for payment to Riverdale City.			Date: 06/29/2021 - 1:11:25 PM
Transaction Number: 151482962PT Visa — XXXX-XXXX-XXXX-6181 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee	1	\$350.00
Notes: REZONE REQUEST JAKE TATE			

TOTAL: \$350.00

Billing Information
EARL TATE
, 84405

Transaction taken by: cjacobsen

4804 South, 4816 South, 4844 South, and 4900 South 1500 West –
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

4804 South, 4816 South, 4844 South, and 4900 South on 1500 West

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

1. UDOT – Region One: sent on July 16, 2021
2. Weber School District: sent on July 16, 2021
3. Weber County Government: sent on July 16, 2021
4. Roy Water Conservancy District: sent on July 16, 2021
5. Weber Basin Water Conservancy District: sent on July 16, 2021
6. Comcast: sent on July 16, 2021
7. Century Link: sent on July 16, 2021
8. Rocky Mountain Power: sent on July 16, 2021
9. Dominion Energy: sent on July 16, 2021
10. Central Weber Sewer District: sent on July 16, 2021



**Riverdale
City**

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

July 16th, 2021

Brent and Tamra Ellis Family Living Trust

4804 South 1500 West
Riverdale, UT 84405-3938

Dear Brent and Tamra Ellis Family Living Trust:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 27th, 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 properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West in Riverdale City from Agricultural (A-1) zoning to Regional Commercial (C-3) 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 mmarigoni@riverdalecity.com.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director/RDA Deputy Exec. Director



**Riverdale
City**

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

July 16th, 2021

Brent L and Kathryn A Smith
4816 South 1500 West
Riverdale, UT 84405-3938

Dear Brent and Kathryn Smith:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 27th, 2021
Which begins at 6:30 p.m.

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Thank you,

Michael Eggett

Riverdale City
Community Development Director/RDA Deputy Exec. Director



Riverdale
City

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

July 16th, 2021

Levi and Heidi Bopp
4844 South 1500 West
Riverdale, UT 84405-3938

Dear Levi and Heidi Bopp:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 27th, 2021
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

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Thank you,

Michael Eggett

Riverdale City
Community Development Director/RDA Deputy Exec. Director



**Riverdale
City**

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

July 16th, 2021

EHK Investment Co Ltd
2127 West 3300 South
Ogden, UT 84401-9073

Dear EHK Investment Co. Group:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, July 27th, 2021
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

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Thank you,

Michael Eggett

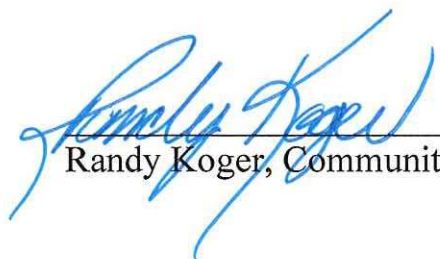
Riverdale City
Community Development Director/RDA Deputy Exec. Director



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 15th day of July, 2021, I supervised the placement of two signs on property located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, 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 15th day of July, 2021.



Randy Koger, Community Development Department





Resident
NOTICE OF
REZONE REQUEST
Call 303.455.1111



Riverside
City

**NOTICE OF
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERSIDE CITY AT
801-394-5541 x 1215



**RIVERDALE CITY
PUBLIC HEARING NOTICE**

Riverdale City gives notice that on Tuesday, **July 27, 2021** during the regular **Planning Commission Meeting**, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding a Rezone request for properties located approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah, to be rezoned from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning, requested by AWA Engineering Group and represented by Jake Tate.

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 Riverdale City Council concerning the proposed action at the aforementioned time and place.

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 15th day of July, 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 July 17th, 2021.

Michelle Marigoni
Riverdale City Recorder

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 8208 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: 7-17-2021 Stop: 7-17-2021
Lines: 39 Inches: 4.06 Words: 179

Credit Card: Expire:
Order Number:
Cost: 147.60 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 147.60

**RIVERDALE CITY
PUBLIC HEARING NOTICE**

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The proposed ordinance may be viewed on the Riverdale City Website: www.riverdalecity.com.

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 Riverdale City Council concerning the proposed action at the aforementioned time and place.

Legal Notice 8208 Published in The Standard Examiner on July 17, 2021