RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 1, 2022

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. City Council Assignment Reports
3. CJC Presentation
   Rod Layton and Patricia Alatrista-Franco

F. Consent Items
1. Consideration to approve meeting minutes from:
   January 18, 2022 Council Work Session
   January 18, 2022 Council Meeting
2. Consideration of appointment of Kathy Eskelsen to the Planning Commission with term to expire January 2026.
3. Consideration to schedule strategic planning meetings immediately following March 1 Council Meeting and May 3 Council Meeting.

G. Action Items
1. Consideration of Ordinance #943 to approve proposed Subdivision Amendment for Riverdale Center VI Subdivision, property located approximately 4171 South and 4173 South Riverdale Road, Riverdale Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering Group.
   Presented by Mike Eggett, Community Development
2. Consideration of Ordinance #944 to approve a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family and Single-Family with Rental Unit Residential (R-2) Zoning for properties located at approximately 5368 South 1050 West, Riverdale, Utah 84405; as requested by RD Development Group.
   Presented by Mike Eggett, Community Development
3. Consideration of Ordinance #945 to approve a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405; as requested by Riverdale City.
   Presented by Mike Eggett, Community Development

4. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual and to discuss the purchase or sale of real property. (Roll call vote)
   Presented by Steve Brooks, Acting City Administrator/City Attorney

5. Discussion and possible action regarding real properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405.
   Presented by Steve Brooks, Acting City Administrator/City Attorney

6. Consideration of Resolution #2022-02 declaring property as surplus and authorizing sale of the same.
   Presented by Steve Brooks, Acting City Administrator/City Attorney

7. Consideration of Resolution #2022-03 to fill a vacant seat on the Riverdale City Council.
   Presented by Steve Brooks, Acting City Administrator/City Attorney

8. Consideration of Resolution #2022-04 approving a contract for City Administrator.

H. Comments

1. Mayor

2. City Council

3. City Staff

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 28th day of January, 2022 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 February 1, 2022 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
February 1, 2022

AGENDA ITEM: G1

SUBJECT: Consideration of Ordinance #943 to approve proposed Subdivision Amendment for Riverdale Center VI Subdivision, property located approximately 4171 South and 4173 South Riverdale Road, Riverdale Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ Riv Center VI Update Amend Sub – CC [20220201]
b. Ordinance 943
c. Riv Center VI Updated Amend Small Sub Plan CC Review – 20220126
d. Dept Staff Reports – CC Riv Center VI Sub Updated Amend Plat [20220104]
e. City Eng Riv Center VI Update Amend review #6 – 5 January 2022 approval
f. App Riv Center VI Updated Amend Sub – 20211228
g. 2022-01-25 Riverdale Center VI Sub, Amended Signed [Final]

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 2-1-2022

Petitioner: AWA Engineering/Riverdale Center North, LLC
Represented by Jake Tate

Summary of Proposed Action

Riverdale Center North, LLC and AWA Engineering, as represented by Jake Tate, have applied for a second Amended Small Subdivision Plat review and approval for the Riverdale Center VI Subdivision, Amended proposal located at approximately 4171 South and 4173 South Riverdale Road in a Retail/Commercial Park Overlay (RCP) zone.

On January 11, 2022, this matter came before the Planning Commission for consideration of final approval and recommendation for City Council approval of the proposed plat amendment. Following discussion in the matter, the Planning Commission approved the proposed plat amendment and recommended that the City Council approve the proposed plat amendment as submitted. A public hearing is not required for review of this proposed subdivision.

Following the presentation and discussion of the final amended plat proposal, the City Council may make a motion to approve the amended subdivision plat, approve the amended plat with additional requirements and criteria, table the matter, or not approve the proposed Riverdale Center VI Subdivision amended plat with the appropriate findings of fact. Should this proposal receive Council approval, then the proposed amended plat could move forward in recordation with the Weber County Recorder's Office.

Title 10 Ordinance Guidelines (Code Reference)

This Commercial Amended Small Subdivision Plan review is regulated under City Code 10-21 "Subdivisions" (specifically 10-21-12 for Small Subdivisions) and is affected by City Codes 10-10A "Regional Commercial (C-3) Zone", 10-13B "Retail/Commercial Park Overlay (RCP) Zone, 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-25 "Development in All Zones".

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale Center North, LLC. One of these properties has a site plan approval for the Cheddar's restaurant use. The other parcel is a vacant area of parking lot and undeveloped area of real estate on the site.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, and Fire Department. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the City Council make a motion to approve the amended subdivision plat, approve the amended plat with additional requirements and criteria, table the matter, or not approve the proposed Riverdale Center VI Subdivision amended plat with the appropriate findings of fact.

General Plan Guidance (Section Reference)
The General Plan use for this property is currently set as “Planned Commercial - High” and this proposed subdivision complies with this land use designation.
Legal Comments – City Attorney

	_____ Steve Brooks, Attorney
Administrative Comments – City Administrator	
	_____ Steve Brooks, Acting City Administrator

ORDINANCE NO. 943

AN ORDINANCE CREATING A SMALL SUBDIVISION AND APPROVING AN AMENDED TO THE SUBDIVISION KNOWN AS "RIVERDALE CENTER VI SUBDIVISION, AMENDED", IN THE CITY OF RIVERDALE, WEBER COUNTY, STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a subdivision located at approximately 4171 South and 4173 South Riverdale Road, known as Riverdale Center VI Subdivision, Amended, at the request of the Riverdale Center North, LLC and AWA Engineering Group, represented by Jake Tate and Alex Usdan, (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a commercial development; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapter 8 and Title 10 Chapter 21), where required, concerning subdivision creation; and

WHEREAS, the City now desires to approve the amended site plan and formally recognize and order that said subdivision be recorded with the Weber County Recorder's Office; and

WHEREAS, it is in the best interest of the City to allow the proposed subdivision and to do so will promote health, safety and the general welfare of the community; and

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 4171 South and 4173 South, Riverdale Road, be approved as indicated in the attached supporting documents, creating the "Riverdale Center VI Subdivision, Amended", pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

Section 2. That said subdivision be recognized and recorded in the Office of the Weber County Recorder.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of February 2022.

_____
Braden Mitchell
Riverdale City Mayor

Attest:

_____
Michelle Marigoni
City Recorder

Exhibit A

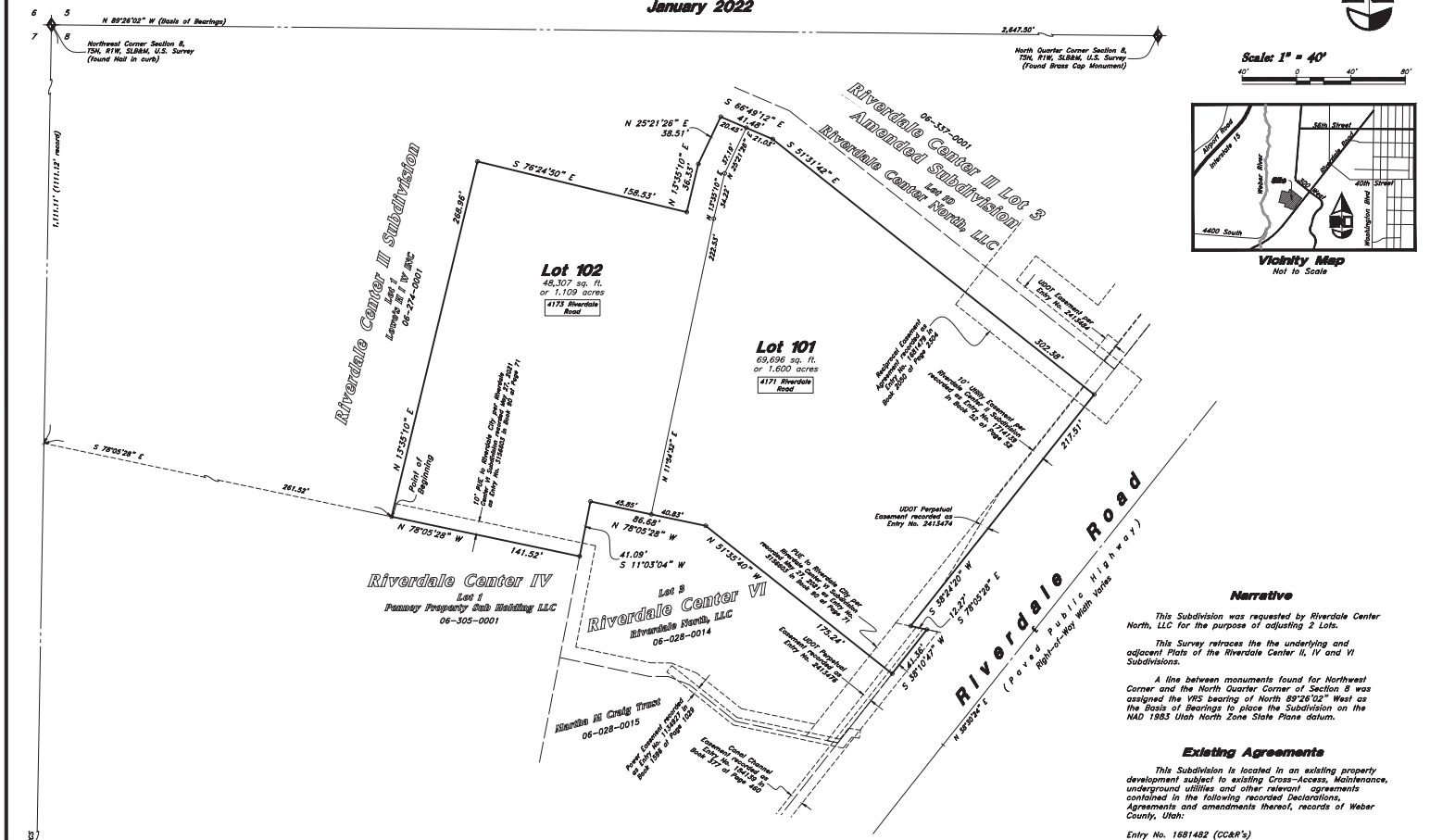
(Plat)

Exhibit B

LEGAL DESCRIPTION

Riverdale Center VI Subdivision, Amended

Amending Lots 1 & 2, Riverdale Center VI Subdivision, located within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Riverdale City, Weber County, Utah
January 2022



Scale: 1" = 40'

40' 0 40' 80'

Vicinity Map
Not to Scale

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Centerline
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Notes

Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Narrative

This Subdivision was requested by Riverdale Center North, LLC for the purpose of adjusting 2 Lots.

This Survey retraces the the underlying and adjacent Plats of the Riverdale Center II, IV and VI Subdivisions.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the VHS bearing of North 89°26'02" West as the Basis of Bearings to place the Subdivision on the NAD 1983 Utah North Zone State Plane datum.

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded Declarations, Agreements and amendments thereof, records of Weber County, Utah:

Entry No. 1681482 (CC&R's)
Entry No. 1880895 (First Amendment to CC&R's Exhibit B deleted and replaced with Exhibit B-1, adding Exhibit E showing Building Elevations for the purpose of development and Construction, and correcting the name of Riverdale Center II LLC to Riverdale Center II, L.C)
Entry No. 2239477 (Second Amendment to CC&R Exhibit C deleted and replaced with Exhibit C-1)
Entry No. 2030544 (Declaration of Restrictions)
Entry No. 2059187 (Declaration of Restrictions)
Entry No. 2295510 (Declaration of Easements, Covenants and Restrictions) non-exclusive Right-of-Way and easement for Pedestrian and Vehicular ingress and egress only no parking and the shared garbage enclosure.

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Riverdale Center VI Subdivision, Amended

Boundary Description

All of Lots 1 and 2, Riverdale Center VI Subdivision filed as Entry No. 3156603 in Book 90 of Plats at Page 71 of the Official Records of Weber County, located in the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:

Beginning at a point on the Northerly Line of Lot 1, Riverdale Center IV Subdivision, recorded as Entry No. 2239519 in Book 65 at Page 47, Official Records of Weber County, also being the most Southerly Corner of Lot 1 of said Riverdale Center II Subdivision, located 1111.11 feet South 1°00'35" West along the Section Line to a point on the Northerly Line of Lot 4 of said Riverdale Center II Subdivision; and 261.52 feet South 78°05'28" East to and along said Northerly Lines, and the Southerly Line of said Riverdale Center II Subdivision, from a Nail found marking the Northwest Corner of said Section 8, said Nail in a curb is located 2647.50 feet North 89°26'02" West from a Brass Cap Monument found marking the North Quarter Corner of said Section 8; and running thence along the Easterly, Southerly, and Southwesterly Lines of said Lot 1 said Riverdale Center II Subdivision the following six courses: North 13°35'10" East 268.96 feet; South 76°24'50" East 158.53 feet; North 13°35'10" East 36.33 feet; North 25°21'26" East 38.51 feet; South 66°49'12" East 41.48 feet; and South 51°31'42" East 302.38 feet to the Northwesterly Line of Riverdale Road as dedicated per said Riverdale Center II Subdivision; thence along said Northwesterly Line as dedicated the following two courses: South 38°24'20" West 217.51 feet to the Southwest Corner of said Road Dedication; and South 78°05'28" East 12.27 feet to the Northwesterly Line of said Riverdale Road as dedicated per Entry No. 2416280 of the Official Records of Weber County; thence South 38°10'47" West 41.36 along said Northwesterly Line as dedicated to the most Easterly Corner of Lot 3 of said Riverdale Center VI Subdivision; thence the following three courses along the Northeasterly and Westerly Lines of said Lot 3: North 51°35'40" West 175.24 feet; North 11°03'04" West 41.09 feet to the Northwest corner of said Lot 3; and South 11°03'04" West 41.09 feet to said Northerly Line of Lot 1, Riverdale Center IV Subdivision; thence North 78°05'28" West 141.52 feet along said Northerly Line to the point of beginning.

Contains 118,003 sq. ft.
Or 2.709 acres
2 Lots

Signed this 25th day of January, 2022

8707113
License No.

Ken B. Hawkes

Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into a lot to hereafter be known as RIVERDALE CENTER VI SUBDIVISION, AMENDED, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereby I have hereunto set my hand
This_____Day of _____AD, 20____.

Riverdale Center North, LLC

by: Steven Usdan
Its: Manager

Acknowledgment

State of
County of } ss

On this _____day of _____, 2022 personally appeared before me, Steven Usdan the signer of the foregoing instrument, who duly acknowledged to me that he is the Manager of Riverdale Center North, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Sheet 1 of 1

Approving Agency
Riverdale City
4600 S. Weber River Dr.
Riverdale, UT 84405

Owner/Developer
Riverdale Center North LLC
5670 Wilshire Blvd, Ste 1250
Los Angeles, CA 90036
323-962-1510

Weber County Recorder
ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND
RECORDED_____, AT
_____IN BOOK_____OF OFFICIAL
RECORDS, PAGE_____. RECORDED
FOR _____
_____
WEBER COUNTY RECORDER
BY:_____
DEPUTY

Riverdale City Planning Commission
Approved by the Riverdale City Planning Commission on the
_____ Day of
_____, 2022.
_____
Chair, Riverdale City Planning Commission

Riverdale City Engineer
I hereby certify that the Office of the City Engineer has examined the forgoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Riverdale City.
Signed this _____ Day of
_____, 2022.
_____
Riverdale City Engineer

Riverdale City Approval
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this
_____ Day of _____, 2022.
_____
Riverdale City Mayor
Attest

Riverdale City Attorney
Approved by the Riverdale City Attorney on the
_____ Day of _____, 2022.
_____
Riverdale City Attorney

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

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

Amended Small Subdivision Review – "Riverdale Center VI Subdivision, Amended", 4171 and 4173 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 1/6/2022 and 1/26/2022

Recommendation: City staff recommends that the City Council examine and review this proposed amended small subdivision review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the amended small subdivision proposal, approve the amended small subdivision plat with additional comments or concerns to be addressed by the developer, or not approve the amended small subdivision plat proposal for the Riverdale Center VI Amended Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	December 28, 2021 and January 18, 2022
Date Application Submitted to City:	December 28, 2021
Date Fee Paid:	Paid on December 29, 2021 (see application and receipt for details)
Subdivision/Site Plan – Requirements	**Departmental Review Comments**
COVER SHEET	Not applicable
PLAT SHEET	Provided
Title Block	
Project name and address	Project name shown and addresses for lots shown
Property Owner's name, address, and phone number	Riverdale Center North LLC, 5670 Wilshire Boulevard, Suite 1250, Los Angeles, California 90036; 323-965-1510
Developer's name, address, and phone number	Riverdale Center North LLC, 5670 Wilshire Boulevard, Suite 1250, Los Angeles, California 90036; 323-965-1510
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529

Consulting Engineer's stamp, signature, and license expiration date	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529; engineer's stamp and signature not needed
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529; surveyor's seal shown and signature provided
Date	Date provided – January 2022
Sheet number and total sheets	2 total sheets (preliminary plat sheet and recordable plat sheet)
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles shown; may need to include utility company blocks if requested/required
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
Layout	
Street Names	Shown – Riverdale Road
Layouts of lots with lot numbers	2 lots shown
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1" = 40'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	No landscaping plan shown nor required for this existing subdivision due to no change to site plans
Location of exterior lighting devices, signs, and outdoor advertising	Exterior lighting devices (street lights) not applicable; no anticipated subdivision signage locations shown, if applicable
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; no need to identify dumpsters for this subdivision documentation
Additional Information	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown

Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown; existing structures on site shown; existing utility lines shown as applicable; unsure of approvals provided to cross, use, relocate
PLAN AND PROFILE SHEETS	Not applicable
DETAILED DRAWINGS	Not applicable
ADDITIONAL INFORMATION	
Soils report	Geotechnical Report completed for this subdivision area on June 17, 2021 by Terracon Consultants, Inc
Water right transfer documentation	May be still required for subdivision area; defer to PW Director
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Retail/Commercial Park Overlay (RCP) Zone meets intended uses for subdivision, as previously approved for existing retail uses
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, subdivision request complies with RCP zoning requirements and standards, as previously approved for existing retail stores and per previously approved development agreement
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Fire Dept, and Police Dept comments provided
Traffic study	Not applicable unless requested by City or PC
All Planning Commission and City Staff conditions for approval have been met	Currently consideration of Amended Small Subdivision Plat submission being reviewed for approval by City Council

DEPARTMENTAL STAFF REPORTS – 12/30/2021 through 1/4/2022

From: Shawn Douglas
Sent: Tue 1/4/2022 9:19 AM
To: Mike Eggett
Subject: RE: Review Comments Needed - Riverdale Center VI Amended Subdivision PC

Mike,

I have no comments on this item. Thanks

Shawn Douglas

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

From: Scott Brenkman
Sent:
To: Mike Eggett
Subject:

No comments were provided.

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

From: Jared Sholly
Sent: Thu 12/30/2021 10:15 AM
To: Mike Eggett
Subject: Re: Review Comments Needed - Riverdale Center VI Amended Subdivision PC

I don't have any further comments.

Jared Sholly
Fire Chief
Riverdale City Fire Department

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

5 January 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Center VI Subdivision Amended Plat – dated January 2022**
Subj: Review #6 – Recommended approval – Plat

Dear Mike,

I have reviewed the updated amended plat dated January 2022 for Riverdale Center VI Subdivision that creates two (2) lots. The year under the acknowledgement should be changed to 2022.

I herewith recommend engineering approval for the Amended Plat.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman, S.E., P.E.
City Engineer

Cc. Shawn Douglas, Public Works 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 SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2021-21 DATE SUBMITTED: 12/28/2021

APPLICANT'S NAME: Anderson Wahlen & Associates - Jake Tate

BUSINESS ADDRESS: 2010 North Redwood Road, SLC, UT 84116

BUSINESS PHONE: 801-410-8505

ADDRESS OF SITE: 4763, 4171 and 4173 Riverdale Road

APPLICANT'S INTEREST: Owner's Authorized Agent

Application is hereby made to the Riverdale City Planning Commission requesting that a adjusting the lot line between commercial subdivision consisting of 2 of the 3 existing lots (number of lots) lots be approved on 3.36 Acres (sq. ft./acreage) of property in the RCP zone in accordance with the attached site plan.

Jake Tate
Signature of Applicant

Alex Ush — Development Manager for Riverdale Center North LLC
Signature of Property Owner

I authorize Jake Tate-AWA to act as my representative in all matters relating to this application.

Alex Ush — Development Manager for Riverdale Center North LLC
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $200 per lot/unit

Fee: $ 400.00 Date paid: 12/29/2021

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

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

Date: 1/11/2022 Decision of Commission: Approved as submitted + recommend Council approval

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

Date: 2/1/2022 Decision of Council:

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

XBP Confirmation Number: 112327093

Transaction detail for payment to Riverdale City.			**Date: 12/29/2021 - 9:28:22 AM MT**
Transaction Number: 163474156PT **VisaXXXX-XXXX-XXXX-3560** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
10341500	Zoning ampamp Subdiv. Fee	1	$400.00
Notes: 4763,4171, & 4173 Riverdale Road			

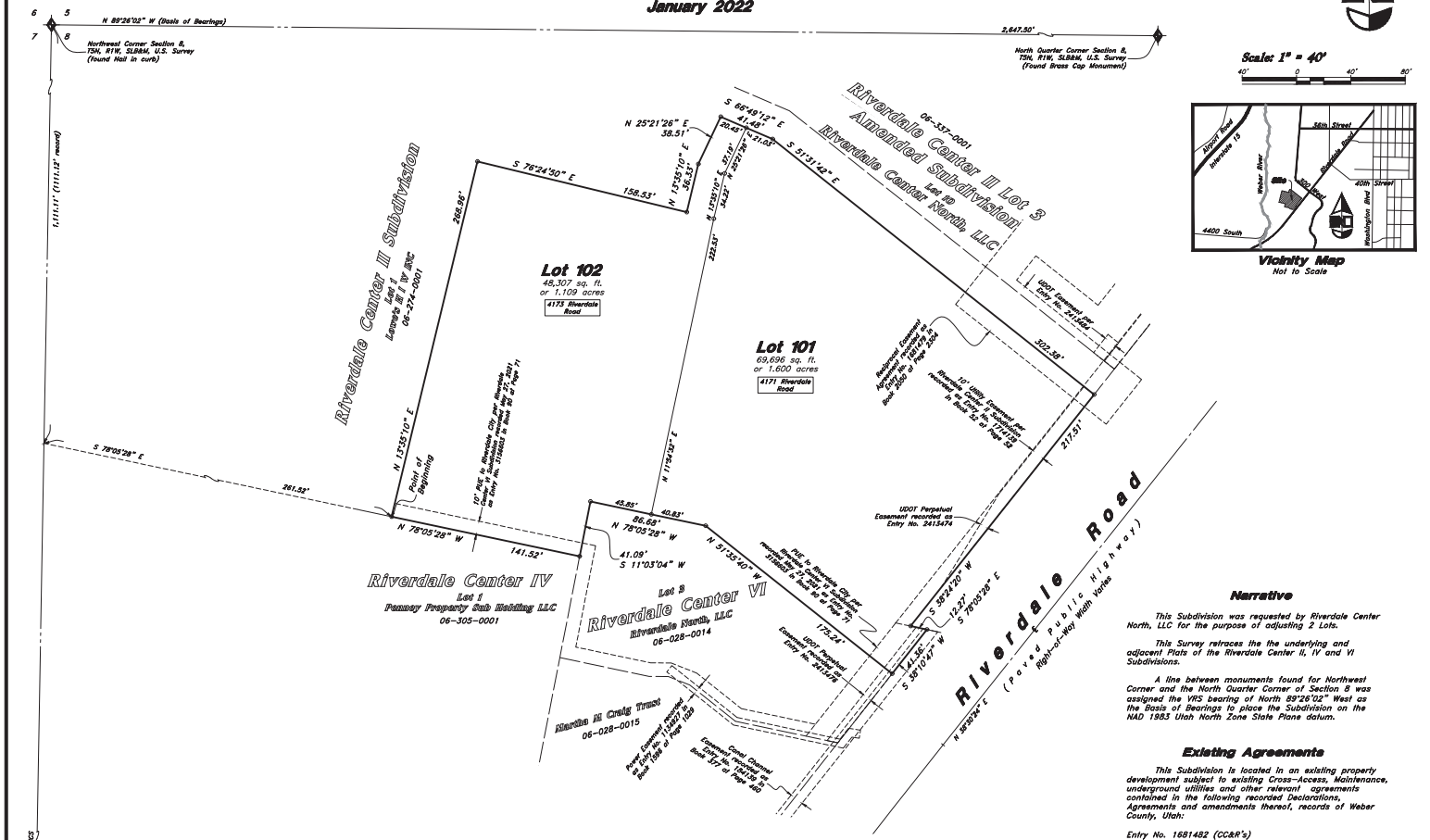
TOTAL: $400.00

Billing Information
ALEXANDER USDAN
, 84405

Transaction taken by: Admin cjacobsen

Riverdale Center VI Subdivision, Amended

Amending Lots 1 & 2, Riverdale Center VI Subdivision, located within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Riverdale City, Weber County, Utah
January 2022



Scale: 1" = 40'

40' 0 40' 80'

Vicinity Map
Not to Scale

Legend

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- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Notes

Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Narrative

This Subdivision was requested by Riverdale Center North, LLC for the purpose of adjusting 2 Lots.

This Survey retraces the the underlying and adjacent Plats of the Riverdale Center II, IV and VI Subdivisions.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the VHS bearing of North 89°26'02" West as the Basis of Bearings to place the Subdivision on the NAD 1983 Utah North Zone State Plane datum.

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded Declarations, Agreements and amendments thereof, records of Weber County, Utah:

Entry No. 1681482 (CC&R's)
Entry No. 1880895 (First Amendment to CC&R's Exhibit B deleted and replaced with Exhibit B-1, adding Exhibit E showing Building Elevations for the purpose of development and Construction, and correcting the name of Riverdale Center II LLC to Riverdale Center II, L.C)
Entry No. 2239477 (Second Amendment to CC&R Exhibit C deleted and replaced with Exhibit C-1)
Entry No. 2030544 (Declaration of Restrictions)
Entry No. 2059187 (Declaration of Restrictions)
Entry No. 2295510 (Declaration of Easements, Covenants and Restrictions) non-exclusive Right-of-Way and easement for Pedestrian and Vehicular ingress and egress only no parking and the shared garbage enclosure.

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Riverdale Center VI Subdivision, Amended

Boundary Description

All of Lots 1 and 2, Riverdale Center VI Subdivision filed as Entry No. 3156603 in Book 90 of Plats at Page 71 of the Official Records of Weber County, located in the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:

Beginning at a point on the Northerly Line of Lot 1, Riverdale Center IV Subdivision, recorded as Entry No. 2239519 in Book 65 at Page 47, Official Records of Weber County, also being the most Southerly Corner of Lot 1 of said Riverdale Center II Subdivision, located 1111.11 feet South 1°00'35" West along the Section Line to a point on the Northerly Line of Lot 4 of said Riverdale Center II Subdivision; and 261.52 feet South 78°05'28" East to and along said Northerly Lines, and the Southerly Line of said Riverdale Center II Subdivision, from a Nail found marking the Northwest Corner of said Section 8, said Nail in a curb is located 2647.50 feet North 89°26'02" West from a Brass Cap Monument found marking the North Quarter Corner of said Section 8; and running thence along the Easterly, Southerly, and Southwesterly Lines of said Lot 1 said Riverdale Center II Subdivision the following six courses: North 13°35'10" East 268.96 feet; South 76°24'50" East 158.53 feet; North 13°35'10" East 36.33 feet; North 25°21'26" East 38.51 feet; South 66°49'12" East 41.48 feet; and South 51°31'42" East 302.38 feet to the Northwesterly Line of Riverdale Road as dedicated per said Riverdale Center II Subdivision; thence along said Northwesterly Line as dedicated the following two courses: South 38°24'20" West 217.51 feet to the Southwest Corner of said Road Dedication; and South 78°05'28" East 12.27 feet to the Northwesterly Line of said Riverdale Road as dedicated per Entry No. 2416280 of the Official Records of Weber County; thence South 38°10'47" West 41.36 along said Northwesterly Line as dedicated to the most Easterly Corner of Lot 3 of said Riverdale Center VI Subdivision; thence the following three courses along the Northeasterly and Westerly Lines of said Lot 3: North 51°35'40" West 175.24 feet; North 11°03'04" West 41.09 feet to the Northwest corner of said Lot 3; and South 11°03'04" West 41.09 feet to said Northerly Line of Lot 1, Riverdale Center IV Subdivision; thence North 78°05'28" West 141.52 feet along said Northerly Line to the point of beginning.

Contains 118,003 sq. ft.
Or 2.709 acres
2 Lots

Signed this 25th day of January, 2022

8707113
License No.

Ken B. Hawkes

Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into a lot to hereafter be known as RIVERDALE CENTER VI SUBDIVISION, AMENDED, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereby I have hereunto set my hand
This_____Day of _____AD, 20____.

Riverdale Center North, LLC

by: Steven Usdan
Its: Manager

Acknowledgment

State of
County of } ss

On this _____day of _____, 2022 personally appeared before me, Steven Usdan the signer of the foregoing instrument, who duly acknowledged to me that he is the Manager of Riverdale Center North, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Sheet 1 of 1

Approving Agency
Riverdale City
4600 S. Weber River Dr.
Riverdale, UT 84405

Owner/Developer
Riverdale Center North LLC
5670 Wilshire Blvd, Ste 1250
Los Angeles, CA 90036
323-962-1510

Weber County Recorder
ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND
RECORDED_____, AT
_____IN BOOK_____OF OFFICIAL
RECORDS, PAGE_____. RECORDED
FOR _____
_____
WEBER COUNTY RECORDER
BY:_____
DEPUTY

Riverdale City Planning Commission
Approved by the Riverdale City Planning Commission on the
_____ Day of
_____, 2022.
_____
Chair, Riverdale City Planning Commission

Riverdale City Engineer
I hereby certify that the Office of the City Engineer has examined the forgoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Riverdale City.
Signed this _____ Day of
_____, 2022.
_____
Riverdale City Engineer

Riverdale City Approval
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this
_____ Day of _____, 2022.
_____
Riverdale City Mayor
Attest

Riverdale City Attorney
Approved by the Riverdale City Attorney on the
_____ Day of _____, 2022.
_____
Riverdale City Attorney

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

RIVERDALE CITY
CITY COUNCIL AGENDA
February 1, 2022

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance #944 to approve a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family and Single-Family with Rental Unit Residential (R-2) Zoning for properties located at approximately 5368 South 1050 West, Riverdale, Utah 84405; as requested by RD Development Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. 5368 S 1050 W Rezone Exec Summ – CC [20220201]
b. Ordinance 944
c. Riv Genl Plan Area 8 Lang – 20191119
d. Motor Vu-Coleman Rezone Area Map – 20211028
e. Planning Commission draft minutes from Nov 9, 2021 for this item
f. 5368 S 1050 W – Coleman, Motor Vu Rezone Update App - 20211011
g. 5368 South 1050 West – Pub Hear Notice Checklist 20211029
h. 5368 S 1050 W Rezone – Pub Entities List 20211029
i. Motor Vu-Coleman Rezone 10-9a-205(4)(a) notice to Brent & Kimberly Coleman
j. Motor Vu-Coleman Rezone 10-9a-205(4)(a) notice to MOVU LLC
k. 5368 South 1050 West Rezone – CERT OF SIGN PLACEMENT[rkoger] 20211028
l. 5368 South 1050 West Rezone Sign Place 20211028
m. 10-29-2021 Recorder Public Hearing Notice
n. 5368 S 1050 W Stand Exam Publish AD-8812 [20211030]

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 2-1-2022	Petitioner: RD Development Holdings As represented by Dave Morton

Summary of Proposed Action

RD Development Holdings, as represented by Dave Morton, is requesting a rezone of property located at approximately 5368 South 1050 West from Agricultural (A-1) to Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to allow for the possibility of future development of this property (see the application documents for further explanation). Neighboring property to the north is currently zoned with A-1 zoning with Interstate 84 being adjacent to the property; property to the east is Interstate 84 and the Schneiter's Riverside Golf Course, which is zoned O-1; properties to the south are zoned with O-1 and A-1 zoning; and properties to the west are zoned with A-1, R-1-6, and R-1-8 zoning and adjacent to 1050 West. This request is for approximately 20.028 acres of land located on this property along the east side of 1050 West and north of South Weber Drive (see the attached zoning map document for more information).

On November 9, 2021, the Planning Commission held a public hearing regarding this request and no comments or inquiries were provided prior to the hearing. As required by State Code, a public hearing was noticed and scheduled with the Planning Commission to receive and consider public comment on the proposed amendment to the zoning map. During the scheduled public hearing a few members of the public shared their comments with the Planning Commission. At the conclusion of the public hearing the Planning Commission reviewed the request with the applicants. Following this discussion, the Planning Commission provided a recommendation to City Council to approve the rezone request for this property as requested.

Following the discussion and review in the matter, 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 10-9C "Single-Family and Single-Family with Rental Unit Residential (R-2) Zone".

The petitioner's associated properties are currently listed in the County Records under the ownership of MOVU LLC and Brent H & Kimberly A Coleman Family Trust. These properties are currently being used as a drive-in theater business and weekend swap meet facility.

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 the rezone request, table the matter, or not approve the rezone request, with the appropriate findings of fact to support the Council's decision.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential Overlay Zone" to provide a residential area adjacent to the golf course that may create a synergistic relationship between the two uses side-by-side. 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 8 of the Riverdale General Plan. Per the General Plan language for Area 8, an alternative approach for the future land use of this property is "Residential – Low Density" housing. Documentation with language from General Plan Area 8 has been provided in this packet.

Legal Comments – City Attorney

	_____ Steve Brooks, Attorney

Administrative Comments – City Administrator

	_____ Steve Brooks, Acting City Administrator

ORDINANCE NO. 944

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 5368 SOUTH 1050 WEST FROM AGRICULTURAL (A-1) TO SINGLE FAMILY AND SINGLE FAMILY WITH RENTAL UNIT RESIDENTIAL (R-2) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, The RD Development Holdings, (Petitioner), as represented by Dave Morton, has requested that approximately 20.028 acres, located at approximately 5368 South 1050 West be rezoned from Agricultural (A-1) to Single Family and Single Family With Rental Unit Residential (R-2) zoning, all located in Riverdale City, Weber County; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on November 9, 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 recommend approval of the rezone request and forwarded that 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 and 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 20.028 acres, located at or near 5368 South 1050 West, Riverdale, Utah, from Agricultural (A-1) to Single Family and Single Family With Rental Unit Residential (R-2) zoning and directs staff to implement any and all action(s) to help facilitate the lawful and conforming re-zone approval.

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 February, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

AREA EIGHT

See Figure 14 for more regarding this area. Area Eight is bounded by 1050 West, portions of South Weber Drive, and Hill Air Force Base on the west, a mobile home park site to the north (that is adjacent to I-84), the Weber River to the east along I-84, and the border with South Weber City to the south.

The mobile home property to north has had some operational concerns during the more recent years and should be watched closely for continued land use and residential concerns. There may be an opportunity in the future to review this location and determine other residential/commercial land use options at this location.

The Motor-Vu Drive-In Theaters continues to operate in this area along 1050 West. Should the drive-in theater no longer be a desirable operation for the property owner, then it is believed that the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhoods to the west and south of the drive-in theater. At the current time, I-84 is a good divider between the commercial uses and the residential neighborhoods.

The Schneiter's Riverside Golf Course is located in this area south of the drive-in theater. There may be another unique development opportunity associated with the golf course. There is potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This could provide some unique housing development in Riverdale and may allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure illustrates how this proposed land use may be applied around the golf course as a Residential Overlay Zone. The golf course/housing land use is shown on the Master Land Use plan to encourage discussion regarding this type of development. In no case will elimination of the golf course be encouraged. If the mixed use concept were not to develop, then it is recommended that the drive-in theater property become Residential Low Density housing and the golf course remain Recreational/Open Space use.

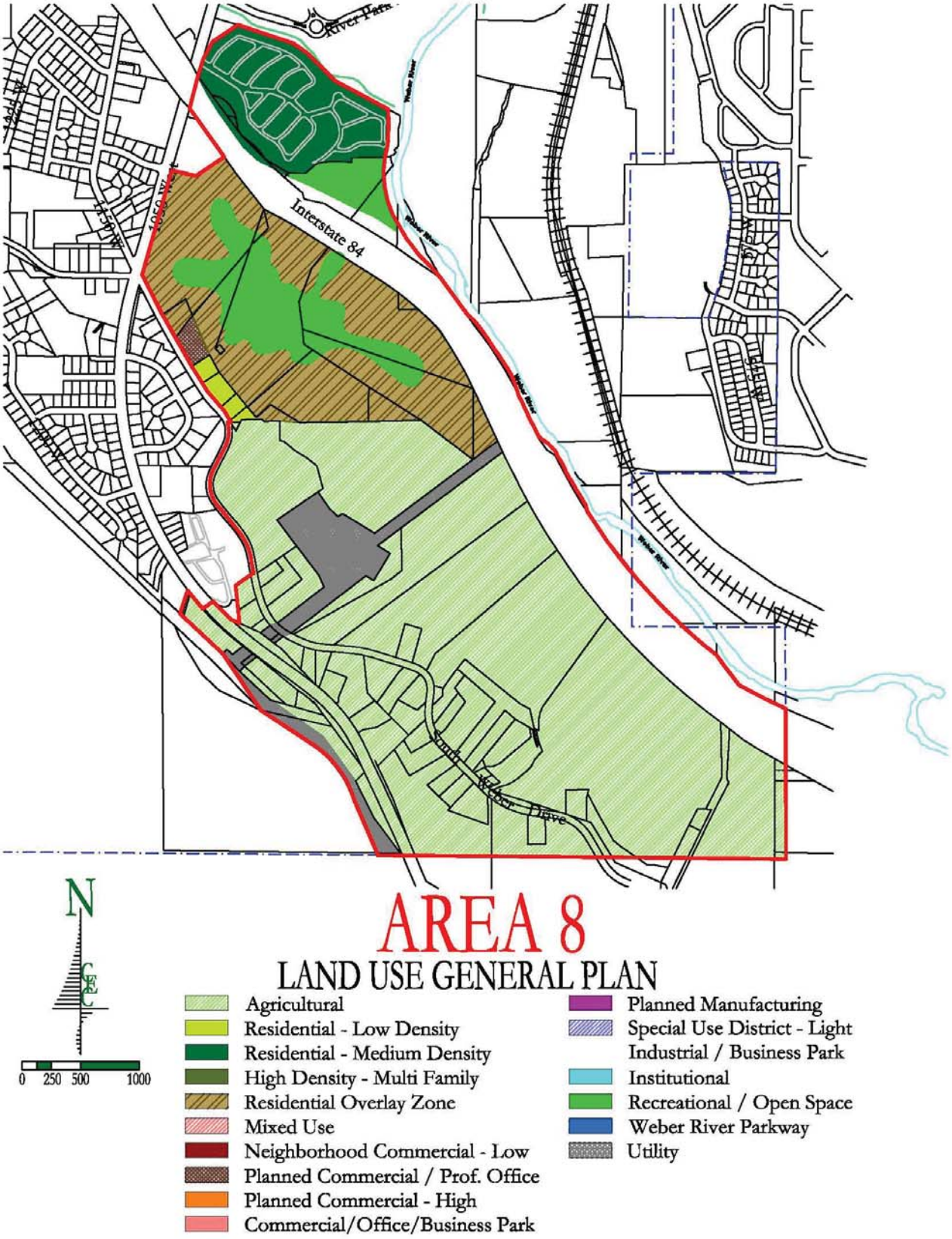
The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights in this area and buildings are not allowed to be developed in the APZ area.

Previously the area had only one access via South Weber Drive and this narrow road goes through an existing residential area to the north. There is a connection to I-84 via Adams Ave to the South in South Weber City. Proximity to I-84 via Adams Ave may provide a different orientation for the Agricultural use area and could potentially be developed as a Residential Overlay Zone. The purpose of such a proposal would be to encourage innovative development, such as clustering or small lot development. Cluster development could preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

It has historically been determined that the majority of the South Weber Drive area remain planned for Agricultural use as previously constituted in earlier versions of this plan.

Major roadways in Area Eight include I-84, South Weber Drive, and 1150 West. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option through this area.

Figure 14 - Alternate Land Uses - Area 8



Riverdale City

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

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 10/11/2021 — **FEE SCHEDULE: $250**

APPLICANT NAME: RD Development Holdings — PHONE NUMBER: 801.856.2478

APPLICANT ADDRESS: 9710 South 700 East
Sandy, Utah 84070

ADDRESS OF SITE: 5360 South 1050 West

PROPERTY OWNER: MOVU, LLC

PRESENT ZONING: A-1

PRESENT USE: Drive Inn Theatre

PROPOSED ZONING: R-2

PROPOSED USE: Single Family Residential

PROPERTY ACREAGE: Approximately 19 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 RD Development Holdings to act as my representative in all matters relating to this application.

Riverdale City

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

APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

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

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

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

   c. LEGAL DESCRIPTION of the subject property.

   d. REZONE REQUEST FEE of $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: 11/9/2021 Decision: Recommend Council approval as Submitted

City Council consideration of application:

Date: 2/1/2022 Decision: _____

Rezone Request Application

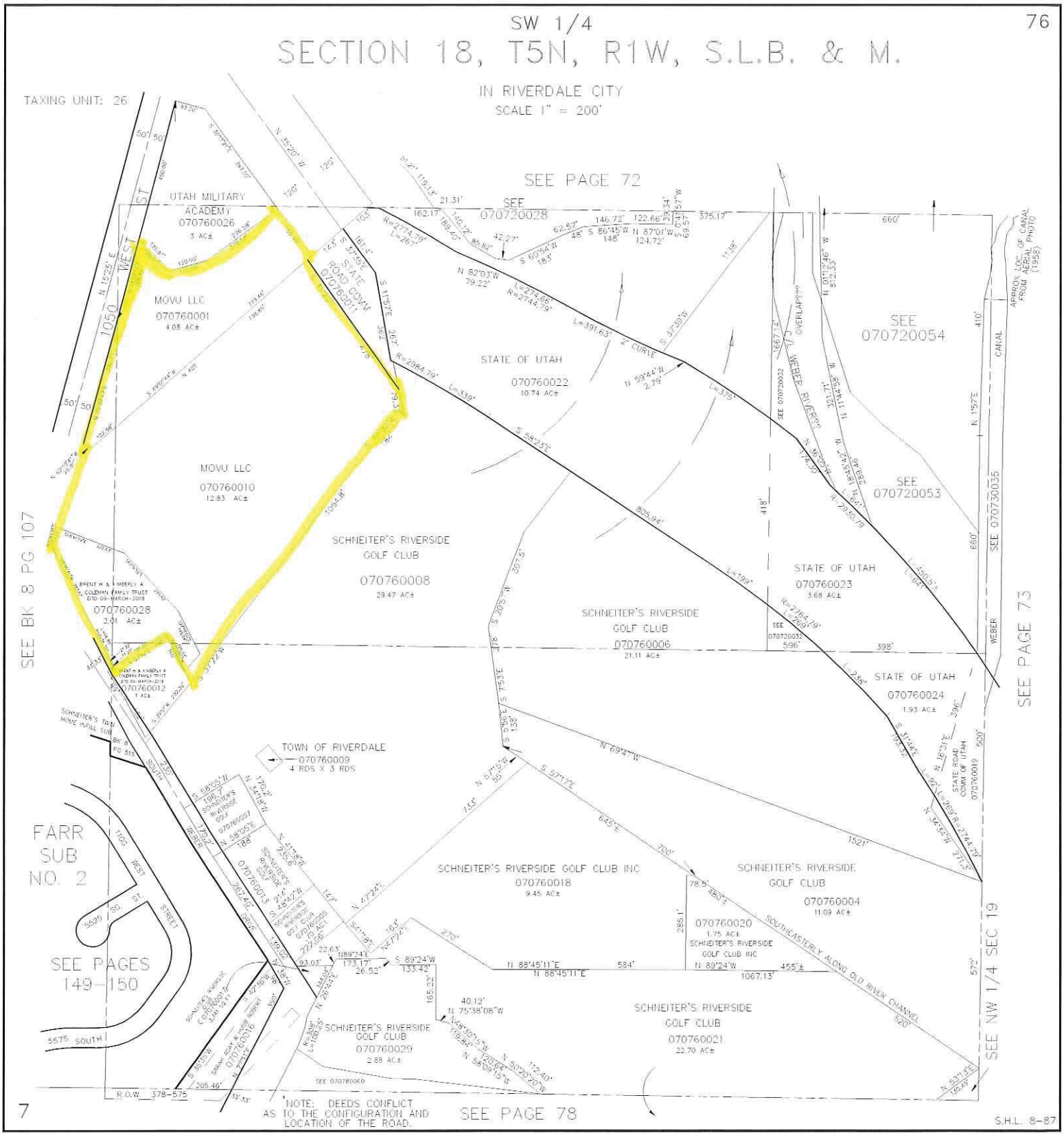
A. The past use has been a drive-in theater and the owners have decided to move on from that.
B. The general plan has this area planned for 8,000 SF lots.
C. NA
D. A new residential area will increase the value of neighboring properties. It will also provide additional housing for Riverdale Residents.

SW 1/4

SECTION 18, T5N, R1W, S.L.B. & M.

IN RIVERDALE CITY

SCALE 1" = 200'



S.H.L. 8-87

N.E. 1/4 OF THE S.E. 1/4

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

IN RIVERDALE CITY

TAXING UNIT: 26

SCALE 1"=100'

L.D.T. 4-87

By: TRW
Date: January 10, 2022
Project: 11330

MOVU Rezone Description

A parcel of land, situate in the Southwest Quarter of Section 18, Township 5 North, Range 1 West and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 1050 West Street (SR-60), said point being South 00°48'12" West 318.76 feet along the Section line from the West Quarter Corner of said Section 18 and running thence:

North 15°50'31" East 223.44 feet along said right-of-way line;

thence South 43°43'36" East 137.44 feet;

thence North 74°48'06" East 119.99 feet;

thence North 54°48'12" East 276.58 feet to the southerly right-of-way line of Highway 84;

thence along said southerly right-of-way line the following three (3) courses and distances:

1) South 35°23'14" East 170.97 feet;
2) South 35°15'07" East 150.04 feet;
3) South 44°45'26" East 155.01 feet to the northerly line of Schneiter's Riverside Golf Course;

thence along the northerly line of Schneiter's Riverside Golf Course the following three (3) courses and distances:

1) South 11°08'48" East 284.02 feet;
2) South 45°10'12" West 159.42 feet;
3) South 38°10'12" West 758.90 feet;

thence North 26°56'18" West 167.96 feet;

thence South 58°37'10" West 252.32 feet to the northerly right-of-way line of South Weber Drive (SR-60);

thence North 27°57'11" West 371.90 feet along said right-of-way to the easterly right-of-way line of 1050 West Street (SR-60),

thence North 15°50'31" East 734.18 feet along said right-of-way to the Point of Beginning.

Contains: 872,421 square feet or 20.028 acres.

S 1050 W
W 5150 S
Canal
60
S 1150 W
S 1050 W
Riverdale Canal
60

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

Receipt No: 15.546127 Oct 11, 2021

RD DEVELOPEMENT GROUP LLC

Previous Balance:		.00
MISCELLANEOUS - REZONE REQUEST		250.00
10-133300 ENGINEERING RECEIVABLE		
Total:		250.00
CHECK	Check No: 213	250.00
Total Applied:		250.00
Change Tendered:		.00

10/11/2021 11:34 AM

Minutes of the **Regular Meeting** of the Riverdale City **Planning Commission** held Tuesday, November 9, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Amy Ann Spiers, Chairman Robert Wingfield, Commissioner Wanda Ney, Commissioner Suzette DeMar, Commissioner Rikard Hermann, Commissioner Kent Anderson, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Excused:	Blair Jones, Commissioner
	Visitors:	

Action Items

Public Hearing to receive and consider comments regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 14 and 28 regarding proposed changes to nonresidential development landscape requirements and residential landscape requirements.

Chair Spiers turned the time over to Mike Eggett. Mr. Eggett went over the executive summary in detail, which included:

Earlier this year, due to drought conditions the State of Utah has faced, the Weber Basin Water Conservancy District has put together programs and initiatives to scale back irrigation usage in each community as much as possible. These programs have led to cities such as ours participating in an audit and potential update of our residential and nonresidential landscaping codes. As a result of these initiatives and due to previous concerns by our Public Works Director, the City Administrator and Public Works Director have requested that we look at updating our landscaping ordinances to find ways to conserve water within the Riverdale community. Throughout this process we have participated in discussions and email messaging with Jon Parry, who is the Weber Basin Water representative, in efforts to tighten up our conservation efforts with the proposed landscaping ordinances. The proposed landscaping amendments have been discussed with and reviewed by the Public Works Director and City Administrator in order to better accomplish the goals of Weber Basin Water and also to use water more conservatively in Riverdale City. A side benefit of this proposed landscaping ordinances update would be the opportunity for Riverdale residents and the community to participate in some of these Weber Basin Water District initiatives and programs.

On October 26, 2021, the Planning Commission scheduled a public hearing to review these proposed Municipal Code amendments to various sections of Title 10, Chapters 14 and 28. This public hearing, regarding the proposed code amendments, was posted and advertised in accordance with State Code. No public comments have been provided prior to this public hearing. At the conclusion of the public hearing, the Planning Commission may discuss the proposed land use codes amendments.

Following discussion of the matter, the Planning Commission may take action to recommend City Council approval of the proposed City Code changes to Title 10 ordinances (as found in Title 10, Chapters 14 and 28), approval of the proposed code changes with recommended modifications, table the matter to allow more time to gather additional information, or not recommend approval of the proposed City Code change to the above noted Title 10 ordinances, subject to outlining the appropriate findings of facts to support the conclusion. If the Planning Commission provides a recommendation to City Council, then the proposed code amendments would be directed to the City Council for their final approval consideration.

Suggested Code revisions are regulated under City Code Title 10, Chapter 14 and 28. Documentation outlining the existing language and the proposed amendments to these chapters has been provided in your packet for review and commentary.

The City Attorney has also reviewed the proposed City Code amendments as found in the packet.

Staff would encourage the Planning Commission to discuss this matter and then recommend that the Council take action to recommend City Council approval of the proposed City Code changes to Title 10 ordinances (as found in Title 10, Chapters 14 and 28), approval of the proposed code changes with recommended modifications, table the matter to

allow more time to gather additional information, or not recommend approval of the proposed City Code change to the above noted Title 10 ordinances, subject to outlining the appropriate findings of facts to support the conclusion.

Mr. Eggett noted there was a change where “hard surfaces” was included in 10-28-5(a) in addition to “hard scape”, as well as in Article H.

Commissioner Wingfield moved to open the public hearing with a second by Commissioner Ney. The public hearing was opened at 6:53 pm.

Mrs. Spiers asked if there was any public comment regarding this item. There was no public comment

Mr. Wingfield moved to close the public hearing, with a second by Mr. Anderson. The public hearing was closed at 6:53 pm.

Consideration to forward a recommendation to the City Council regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 14 and 28 regarding proposed changes to nonresidential development landscape requirements and residential landscape requirements.

MOTION: Commissioner Wingfield moved to forward a favorable recommendation to City Council.

SECOND: Commissioner DeMar seconded the motion.

ROLL CALL VOTE: The commissioners were polled and voted as follows. Motion Passes

Commissioner Ney:	Aye
Commissioner Spiers:	Aye
Commissioner DeMar:	Aye
Commissioner Hermann:	Nay
Commissioner Wingfield:	Aye
Commissioner Anderson:	Aye

DRAFT

5368 South 1050 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

5368 South 1050 West

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

1. UDOT – Region One: sent on October 29, 2021
2. Weber School District: sent on October 29, 2021
3. Weber County Government: sent on October 29, 2021
4. Roy Water Conservancy District: sent on October 29, 2021
5. Weber Basin Water Conservancy District: sent on October 29, 2021
6. Comcast: sent on October 29, 2021
7. Century Link: sent on October 29, 2021
8. Rocky Mountain Power: sent on October 29, 2021
9. Dominion Energy: sent on October 29, 2021
10. Central Weber Sewer District: sent on October 29, 2021

Riverdale City

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

October 29th, 2021

Brent H and Kimberly A Coleman
5408 South Weber Drive
Riverdale, UT 84405-9740

Dear Brent and Kimberly Coleman:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 5368 South 1050 West in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, November 9th, 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 5368 South 1050 West in Riverdale City from Agricultural (A-1) zoning to Single-Family and Single-Family with Rental Unit Residential (R-2) 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.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the "City Code" tab. The A-1 zoning language is found under Title 10, Chapter 8; and the R-2 zoning language is found under Title 10, Chapter 9C.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director

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

October 29th, 2021

MOVU LLC
5408 South Weber Drive
Riverdale, UT 84405-9740

Dear MOVU LLC representative:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 5368 South 1050 West in Riverdale City.

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Riverdale Planning Commission
Tuesday, November 9th, 2021
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director

Riverdale City

CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 28th day of October, 2021, I supervised the placement of a sign on property located at approximately 5368 South 1050 West, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 28th day of October, 2021.

Randy L. Koger

Randy Koger, Community Development Department

NOTICE OF
REZONE REQUEST

NOTICE OF
REZONE REQUEST
801-394-5541 x 1210

RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, November 9, 2021, 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 the following:

Recommendation for approval of a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family and Single-Family with Rental Unit Residential (R-2) Zoning for properties located at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by RD Development Holdings.

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.

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 29th day of October, 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, October 30, 2021.

Michelle Marigoni
Riverdale City Recorder

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 8812 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: CC
Category: 10 Class: 1000 Rate: LE-0 Start: 10-30-2021 Stop: 10-30-2021
Lines: 36 Inches: 3.75 Words: 158

Credit Card: Expire:
Order Number:
Cost: 136.80 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 136.80

PUBLIC NOTICE

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Recommendation for approval of a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family and Single-Family with Rental Unit Residential (R-2) Zoning for properties located at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by RD Development Holdings.

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Legal Notice 8812 Published in The Standard Examiner on October 30, 2021

RIVERDALE CITY
CITY COUNCIL AGENDA
February 1, 2022

AGENDA ITEM: G3

SUBJECT: Consideration of Ordinance #945 to approve a proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405; as requested by Riverdale City.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. 1570 W Ritter Dr Rezone Exec Summ – CC [20220201]
b. Ordinance 945
c. Riv Genl Plan Area 3 Lang – 20191119
d. General Plan Low-Density Definition
e. 1570 W Ritter Rezone Area Map – 20211214
f. 1570 W Ritter – Rezone App Responses 20211209
g. 1570 W Ritter – County Prop Maps
h. 1570 W Ritter – Legal Desc Lots 20211209
i. 1570 W Ritter Dr – Pub Hear Notice Checklist 20211229
j. 1570 W Ritter Dr Rezone – Pub Entities List 20211229
k. 1570 W Rezone 10-9a-205(4)(a) notice to Riverdale City
l. 1570 W Ritter Dr Rezone – CERT OF SIGN PLACEMENT [jwoody] 20211223
m. 1570 W Pub Hear Notice Sign Pic 20211223
n. Recorder Notice of Public Hearing 1-11-2022
o. 1570 W Ritter Dr Stand Exam Publish AD-8812

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 2-1-2022	Petitioner: Riverdale City

Summary of Proposed Action

Riverdale City is requesting a rezone of properties located at approximately 1570 West Ritter Drive from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning to allow for the possibility of future development of this property (see the application documents for further explanation). Neighboring property to the west, north, and east of the property is currently zoned with R-1-6 zoning with Ritter Drive being adjacent to the property to the south; properties further to the south are zoned with A-1 zoning; and property to the east of the small strip is zoned with A-1 and adjacent to 1500 West. This request is for approximately 0.27 acres of land located on the two properties along Ritter Drive (see the attached zoning map document for more information).

On January 11, 2022, the Planning Commission held a public hearing regarding this rezone request. Prior to the public hearing, we did receive one phone inquiry for more information regarding this rezone request. No public comments were provided to the Commission during the public hearing. The public hearing was noticed and scheduled in accordance with State Codes to receive and consider public comment on the proposed amendment to the zoning map. At the conclusion of the public hearing, the Commission discussed the matter and then approved a motion to forward a favorable recommendation for approval to the City Council regarding this rezone request.

Following discussion of the rezone request, 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 10-9B "Single-Family Residential (R-1-10, R-1-8, R-1-6, R-1-4.5) Zones".

The petitioner's associated properties are currently listed in the County Records under the ownership of Riverdale City Corporation. These properties are currently vacant properties, one of which historically was a residential home site.

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 request based upon sufficient findings of fact to support the City Council's decision.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential – Low Density". The proposed rezone request and project concept requested use is in compliance with this land use designation and is supported in this area by the Land Use Master Plan element of the Riverdale General Plan. Documentation regarding the Riverdale General Plan definition of "Residential – Low Density" has been provided in this packet. Documentation with language from General Plan Area 3 has also been provided with this packet.

Legal Comments – City Attorney

	_____ Steve Brooks, Attorney

Administrative Comments – City Administrator

	_____ Steve Brooks, Acting City Administrator

ORDINANCE NO. 945

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 1570 WEST RITTER DRIVE, RIVERDALE, UTAH, FROM AGRICULTURAL (A-1) TO SINGLE FAMILY RESIDENTIAL (R-1-6) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, The petitioner, Riverdale City (Petitioner), has requested that approximately .27 acres, located at approximately 1570 West Ritter Drive, Riverdale, Utah, be rezoned from Agricultural (A-1) to Single Family Residential (R-1-6) zoning, all located in Riverdale City, Weber County; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on January 11, 2022, 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 recommend the rezone request and forwarded that recommendation to the City Council. The original petition was then 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 and 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 .27 acres, located at approximately 1570 West Ritter Drive, Riverdale, Utah, to be rezoned from Agricultural (A-1) to Single Family Residential (R-1-6) zoning and directs staff to implement any and all action(s) to help facilitate the lawful and conforming re-zone approval.

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 1st day of February, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

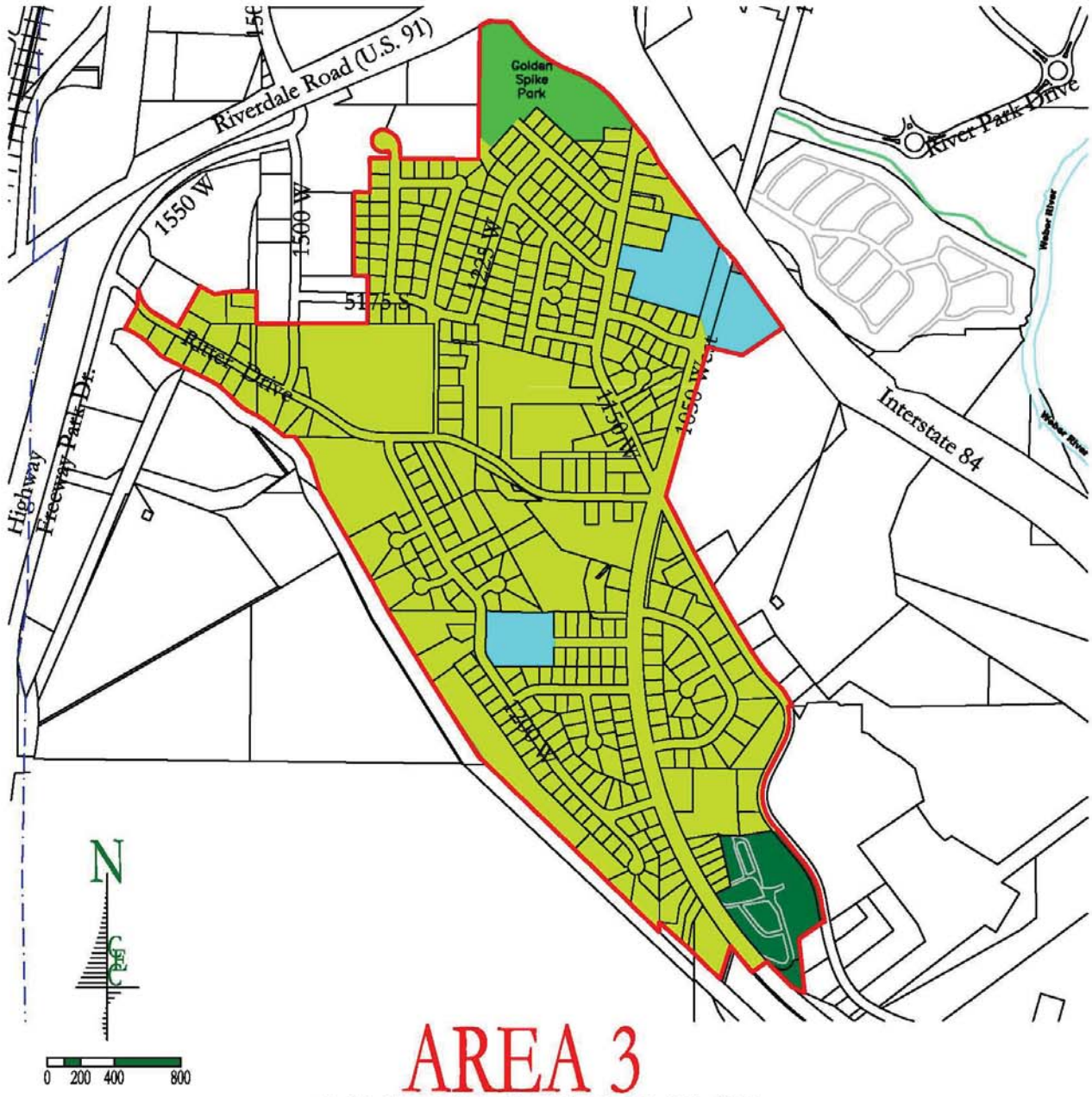
AREA THREE

See Figure 9 for more regarding this area. This area consists of a large quantity of residential properties located on the south side of Riverdale Road and bounded on the south by the Hill Air Force Base bench and hillside areas. Golden Spike Park is located in this area as are the Good Foundations Academy and the Utah Military Academy School buildings.

Main routes of travel in this area include Ritter Drive, 1050 West, and South Weber Drive. There has also been some discussion of linking 1150 West to 5600 South in Roy sometime in the future as a planned transportation corridor option. Per previous General Plan recommendations, 5175 South has been extended and connected to the addition of 1500 West; 1500 West has also been connected to Ritter Drive. This connection now provides access for further residential development and provides better emergency vehicle access without adversely impacting the traffic in the neighborhoods.

The majority of this area has been developed for single-family residential use. It is probably a consensus opinion by most in the City that single family residential be developed on the undeveloped properties in this area. There has also been some discussion of potential senior living facilities, memory care facilities, etc. on properties located along the western end of Ritter Drive on the north side of the road. These facilities could provide alternative living options for aging populations within the community. There is also a small section of mobile home residential use located too on the far southeast end of this area. Any development of properties along the hillside should be sensitive to the additional engineering required in order to develop safely along these hillside development areas.

Figure 9 - Alternate Land Uses - Area 3



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

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

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

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

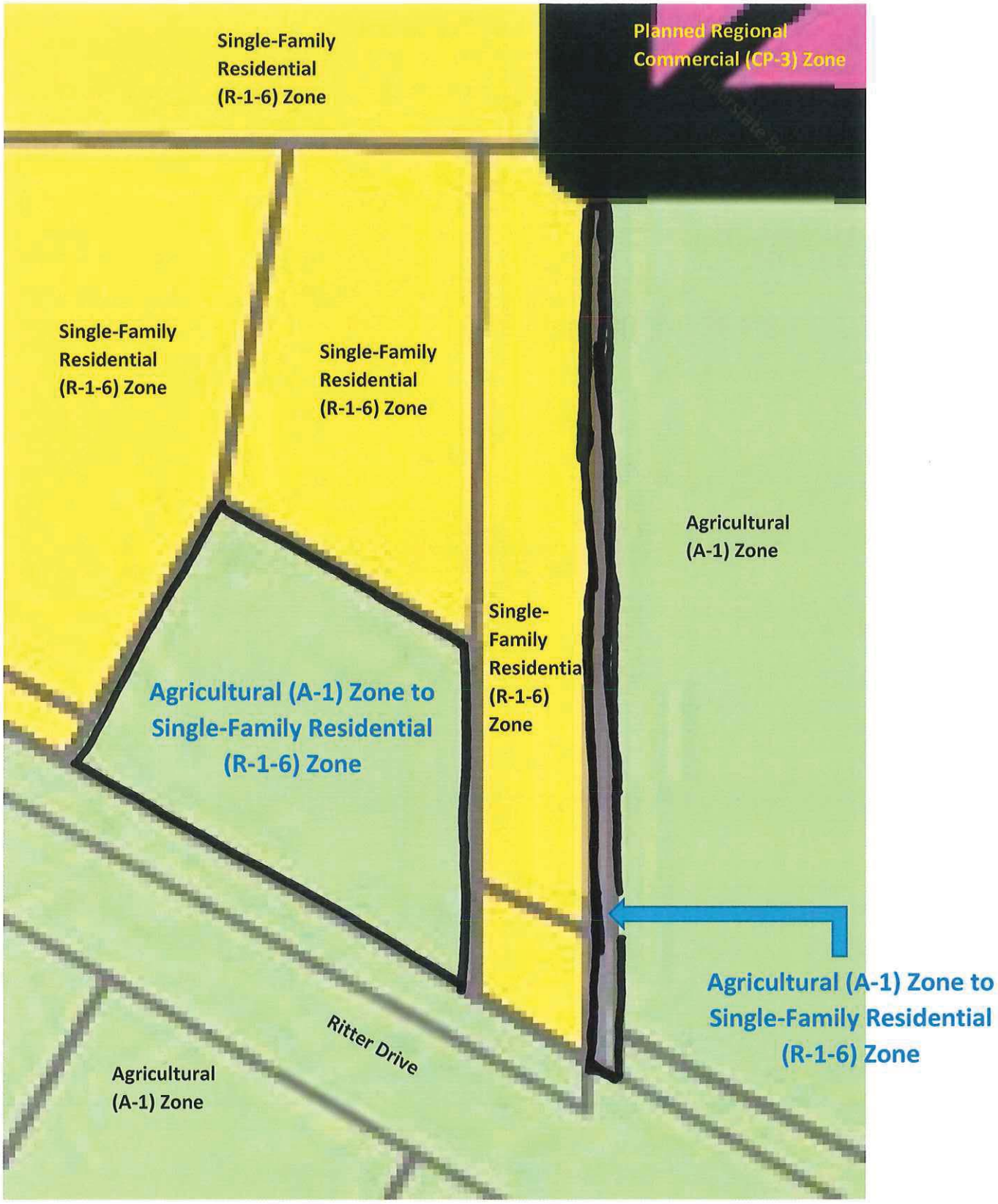
The purpose of the Medium Density Residential Zone (R-2 with rental unit and R-3) is to identify and encourage the development of a variety of medium housing density types and styles, including single family dwellings, two-family dwellings and four family dwellings. The purpose of the High Density Residential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

Table M - Land Use District Definitions

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

December 14th, 2021

Riverdale City – rezone request for two properties at approximately 1570 West Ritter Drive from Agricultural (A-1) Zone to Single-Family Residential (R-1-6) Zone. Area bound in black requested to be rezoned as noted.



Rezone Application Responses Sheet – Dec. 9, 2021

A. Why should the present zoning be changed?

City Staff has been directed to work on a rezone change from A-1 to R-1-6 for these two properties currently owned by Riverdale City to match up with private properties adjacent to this property that are currently zoned as Single-Family Residential R-1-6 properties. This linkage in zoning will allow these properties to better align with surrounding zoning for future potential development of these properties in a potentially cohesive manner.

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

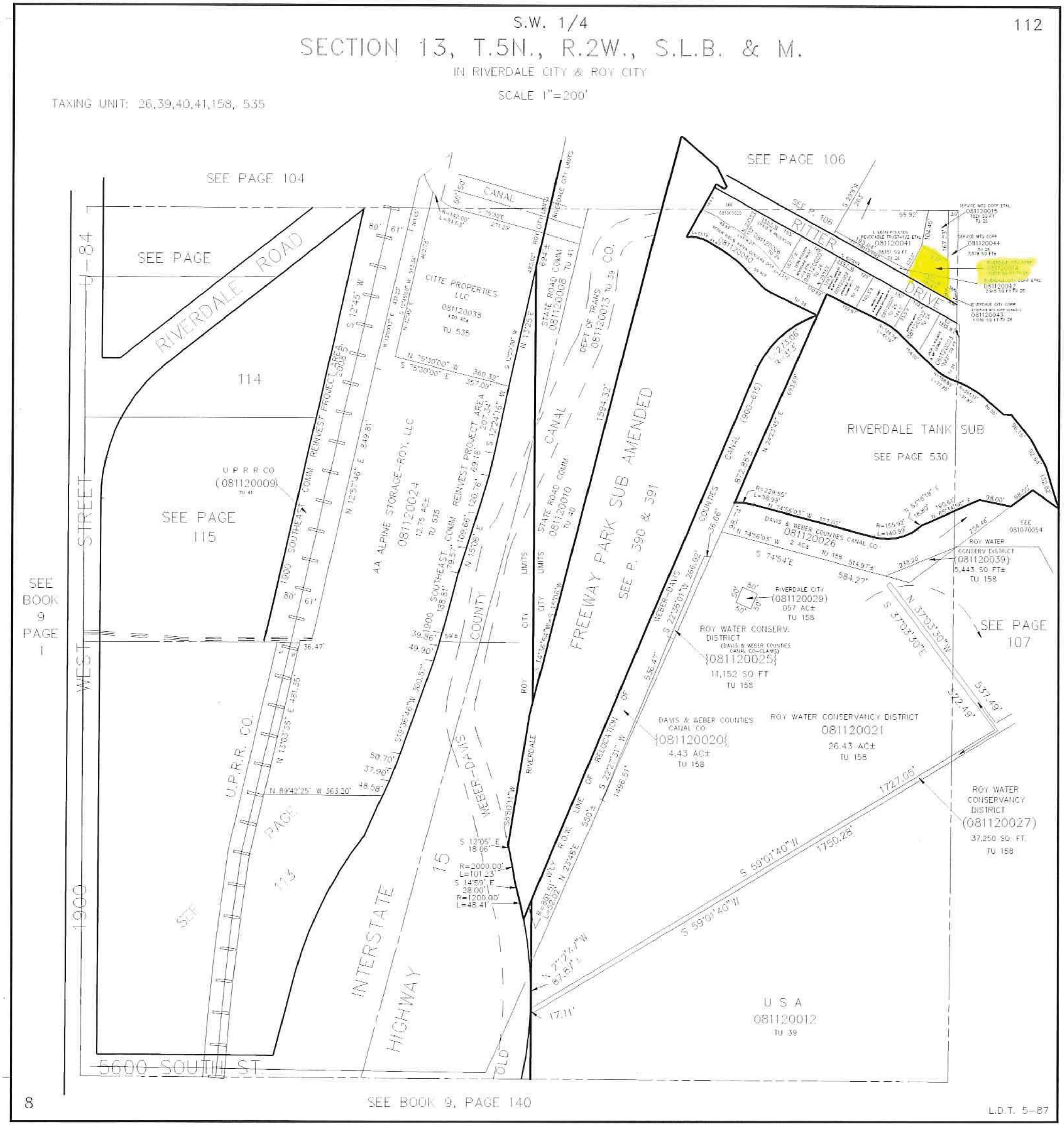
The Land Use Master Plan establishes this area as having "Residential – Low Density" uses. Per the language found within the General Plan for this area, the R-1-6 zone is considered a low-density residential zone use. Further single-family subdivisions are also defined as low density residential uses within the General Plan. Therefore, this zoning request is in harmony with the City General Plan for this location within Area 3 of the Riverdale City General Plan.

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?

There is no conflict with this zoning change request and the Riverdale City General Plan. This request is in harmony with the Land Use Master Plan for Area 3 of the General Plan.

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

Again as noted above, the properties surrounding these two properties (being requested for rezone) are already currently zoned as Single-Family Residential (R-1-6) zoned properties. This rezone request is in the public's interest because it would allow alignment of zoning and cohesiveness between these properties and neighboring/surrounding properties zoning uses. Further this fulfills the applicant's desire in that it allows the property, if the rezone were to approved, to better link into surrounding/neighboring properties for better future development concepts and proposals within Area 3 of the Riverdale City General Plan.


S.W. 1/4
SECTION 13, T.5N., R.2W., S.L.B. & M.
IN RIVERDALE CITY & ROY CITY
SCALE 1"=200'
TAXING UNIT: 26,39,40,41,158, 535
112
SEE PAGE 104
SEE PAGE 106
SEE PAGE
RIVERDALE ROAD
114
SEE PAGE 115
SEE BOOK 9 PAGE 1
1900 WEST STREET
U-84
U P R R CO (081120009)
CITTE PROPERTIES LLC 081120038
AA ALPINE STORAGE-ROY, LLC 081120024 12.75 AC± TU 535
1900 SOUTHEAST COMM. REINVEST PROJECT AREA
STATE ROAD COMM 081120008 TU 41
STATE ROAD COMM 081120010 TU 40
DEPT OF TRANS 081120013 TU 39
CANAL
RIVERDALE CITY LIMITS
ROY CITY LIMITS
FREEWAY PARK SUB AMENDED
SEE P. 390 & 391
RITTER DRIVE
RIVERDALE TANK SUB
SEE PAGE 530
DAVIS & WEBER COUNTIES CANAL CO 081120026 2 AC±
ROY WATER CONSERV DISTRICT (081120039) 5,443 SQ FT± TU 158
RIVERDALE CITY (081120029) .057 AC± TU 158
ROY WATER CONSERV. DISTRICT {081120025} 11,152 SQ FT TU 158
DAVIS & WEBER COUNTIES CANAL CO {081120020} 4.43 AC± TU 158
ROY WATER CONSERVANCY DISTRICT 081120021 26.43 AC± TU 158
ROY WATER CONSERVANCY DISTRICT (081120027) 37,250 SQ. FT. TU 158
SEE PAGE 107
U.P.R.R. CO.
SEE PAGE 113
INTERSTATE HIGHWAY 15
WEBER-DAVIS COUNTY CANAL
U S A 081120012 TU 39
5600 SOUTH ST
OLD
LINE OF RELOCATION OF WEBER-DAVIS COUNTIES CANAL
SEE BOOK 9, PAGE 140
8
L.D.T. 5-87

S.E. 1/4

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

IN RIVERDALE CITY

SCALE 1"=200'

TAXING UNIT: 26, 39, 158

L.D.T. 4-87

1570 West Ritter Drive Rezone Request – Legal Descriptions

Parcel # 08-112-0014: PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE NORTH LINE OF RITTER DRIVE SAIDPOINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THEQUARTER SECTION LINE AND 404.57 FEET SOUTH 61D56'30" EASTFROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNINGTHENCE NORTH 29D08' EAST 103.00 FEET; THENCE SOUTH 60D51'50"EAST 72.52 FEET; THENCE SOUTH 0D44' EAST 118.77 FEET TO THENORTHERLY LINE OF SAID RITTER DRIVE; THENCE NORTH 60D52'WEST 131.67 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel # 08-107-0022: PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ATTHE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCESOUTH 89D46' EAST 3.97 FEET; THENCE SOUTH ALONG OLD FENCELOCATION 322 FEET; THENCE NORTH 64D WEST 4 FEET, MORE OR LESS, TO QUARTER SECTION LINE; THENCE NORTH ALONG SAID LINE 318FEET TO BEGINNING. CONTAINING 0.03 ACRE, M/L.

1570 West Ritter Drive – Checklist Regarding Public Hearing Notice for Rezone Request

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

☒ Documented List Verifying Date Sent

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

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

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

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

☒ Picture and Certification of Sign Placement Completed

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

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1570 West Ritter Drive

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3. Weber County Government: sent on December 29, 2021
4. Roy Water Conservancy District: sent on December 29, 2021
5. Weber Basin Water Conservancy District: sent on December 29, 2021
6. Comcast: sent on December 29, 2021
7. Century Link: sent on December 29, 2021
8. Rocky Mountain Power: sent on December 29, 2021
9. Dominion Energy: sent on December 29, 2021
10. Central Weber Sewer District: sent on December 29, 2021

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

December 29th, 2021

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Dear Riverdale City leadership:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1570 West Ritter Drive in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, January 11th, 2022
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 1570 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-6) 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.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the "City Code" tab. The A-1 zoning language is found under Title 10, Chapter 8; and the R-1-6 zoning language is found under Title 10, Chapter 9B.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director

Riverdale City

CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 23rd day of December, 2021, I supervised the placement of a sign on property located at approximately 1570 West Ritter Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 23rd day of December, 2021.

Jeff Woody

Jeff Woody, Community Development Department

Riverdale
City
NOTICE OF
REZONE REQUEST
FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X 1215

RIVERDALE CITY
CITY COUNCIL
PUBLIC HEARING NOTICE

Riverdale City Council gives notice that on Tuesday, January 11, at 6:00 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the City Council will hold a public hearing to receive and consider public comments regarding the following:

Proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale City.

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.

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 December, 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 Tuesday, January 4, 2022.

Michelle Marigoni
Riverdale City Recorder

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 9138 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: 1-4-2022 Stop: 1-4-2022
Lines: 33 Inches: 3.44 Words: 146

Credit Card: Expire:
Order Number:
Cost: 122.40 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 122.40

PUBLIC NOTICE

Riverdale City Council gives notice that on Tuesday, January 11, at 6:00 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the City Council will hold a public hearing to receive and consider public comments regarding the following:

Proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale City.

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 9138 Published in the Standard Examiner on January 4, 2022

RIVERDALE CITY
CITY COUNCIL AGENDA
February 1, 2022

AGENDA ITEM: G6

SUBJECT: Consideration of Resolution 2022-02 declaring property as surplus and authorizing sale of the same

PRESENTER: Steve Brooks, Acting City Administrator/City Attorney

INFORMATION:

a. Exec Summary Surplus Property 2-1-2022
b. Exhibit A
c. Resolution 2022-02

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
February 1, 2022	Steve Brooks, Interim City Admin/Attorney

Summary of Proposed Action

Consideration of Resolution 2022-02 declaring property as surplus and authorizing the sale of the same.

Summary of Supporting Facts & Options

City Council action is required to declare property as surplus and authorizing the sale of the same (see attached list, Exhibit A).

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

_____
Cody Cardon, Business Administrator

Administrative Comments – City Administrator

_____
Steve Brooks,
Interim City Administrator

EXHIBIT A

February 1, 2022

Riverdale City Owned Property for surplus

Public Works Vehicle

1997 Ford F350 with utility bed

RESOLUTION 2022-02

A RESOLUTION DECLARING PROPERTY HELD BY THE CITY AS SURPLUS OR OTHERWISE NO LONGER VIABLE FOR CITY USE OR PURPOSES AND AUTHORIZING THE USE OR SALE OF THE SAME.

WHEREAS, from time to time, the life of certain city property has expired or it's usefulness to the city no longer exists or necessitates its replacement; and

WHEREAS, Utah Code (UCA) 77-24a-5 and Riverdale City Code (RCC) 1-9-6, et. seq. and 1-9-7, determines the process for qualifying and disposition of city-owned property; and

WHEREAS, the City has complied with all state and local ordinances concerning the disposition and sale of police held or other city surplus property; and

WHEREAS, this resolution expresses the Council's intent to declare the property, now held by the City, as surplus or for public use; and

BE IT RESOLVED by the City Council of Riverdale City, Utah:

Section 1: That the property listed in Exhibit A, attached hereto and incorporated herein, is found and declared as city surplus;

Section 2: That the City administration is authorized to use, sell, convert or otherwise dispose of any unclaimed or other surplus property that is currently in the custody of the City in accordance with state and local rules and regulations;

Section 3: That this Resolution repeals all legislation previously enacted inconsistent with the terms and conditions contained herein and shall be in full force and effect from and after the earliest period allowed by law.

PASSED this 1st day of February, 2022

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni
City Recorder

RIVERDALE CITY
CITY COUNCIL AGENDA
February 1, 2022

AGENDA ITEM: G7

SUBJECT: Consideration of Resolution #2022-03 to fill a vacant seat on the Riverdale City Council.

PRESENTER: Steve Brooks, Acting City Administrator/City Attorney

INFORMATION: a. Resolution 2022-03

BACK TO AGENDA

RESOLUTION NO. 2022-03

A RESOLUTION TO FILL A VACANCT SEAT ON THE RIVERDALE CITY COUNCIL

WHEREAS Braden Mitchell was previously elected to serve on the Riverdale City Council for a term of 4 years;

WHEREAS in 2021, Braden Mitchell was elected Riverdale City Mayor and filled that position in January, 2022, prior to the expiration of his Council position and creating a vacancy on the City Council;

WHEREAS the City has given notice of the vacancy and complied with all provisions as required by Utah Code 20A-1-510; and

WHEREAS the City Council previously adopted procedures to fill vacant Council seats and one of the requirements under those procedures requires that a Resolution follow the appointment of the individual.

NOW, THEREFORE, be it resolved by the Riverdale City Council as follows:

Section 1. Appointment. Having followed the process outlined in state and local law, the Riverdale City Council hereby appoints Karina Merrill to fill the vacancy on the City Council to serve until December 31, 2023, whereupon a person chosen by Riverdale City voters in the 2023 municipal election will be sworn in.

Section 2. Effective Date. This Resolution is effective immediately upon passage.

PASSED, APPROVED, AND ADOPTED: February 1, 2022.

_____
BRADEN MITCHELL, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

RESOLUTION NO. 2022-04

A RESOLUTION AUTHORIZING AN AGREEMENT FOR EMPLOYMENT AS CITY ADMINISTRATOR BETWEEN SEB AND THE CITY OF RIVERDALE

WHEREAS, Riverdale City is in need of a new city administrator to fill the vacant position of and to act as the City Administrator (CA); and

WHEREAS, the Mayor has gone through a process to interview an individual for the position and met with the Council concerning the same and has found that one meets the qualifications the mayor was seeking for the position, and he now presents said individual to the Council for advise and consent as outlined by city code; and

WHEREAS, both Riverdale City and the SEB now desire to have the employment agreement between them reduced in writing for the period and under the terms of said agreement; and by doing so will promote the health, safety and the general welfare of the City and community at large.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of Riverdale City, that the Mayor, with the attestation of the City Recorder, is hereby empowered to enter into and execute an Agreement for Employment as City Administrator in the form and containing the terms as annexed hereto as "Exhibit A".

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this _____ day of February, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

Exhibit A