



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – SEPTEMBER 27, 2022**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training to be determined

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
September 13, 2022 Work Session
September 13, 2022 Regular Meeting

E. Action Items

1. Consideration of Conditional Use Permit request for proposed stretch mark tattooing cosmetic studio property use located at approximately 750 West Riverdale Road, Suite 17, within 5th Avenue Salons, as requested by Meagan Goodson.
2. Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.
3. Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 23rd day of September, 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

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday September 13, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

| | |
|-----------------|--|
| Commissioners: | Kathy Eskelsen, Chairman Robert Wingfield, Vice Chairman Blair Jones, Commissioner Kent Anderson, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner |
| City Employees: | Mike Eggett, Community Development Michelle Marigoni, City Recorder |
| Excused: | |

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:03 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

C. Presentations and Reports

Commissioner Eskelsen turned the time over to Mr. Eggett, who reported the following:

- The ULCT Planners Day is October 6. Any commissioners who would like to attend should notify Mr. Eggett by 9/14, as the fees increase after this date. Commissioner Eskelsen noted this would fill requirements for training for the year.
- Fiiz has submitted their building plan.
- J Dawgs has had a four-way building inspection .
- Cheddar's pulled a building permit.
- Maverik set to open October 6.
- Superchix is going in the old Sweeto Burrito location.
- Sierra Trading Post and Home Goods are hoping to be open by Black Friday.
- Bath and Body Works is moving into the old Justice store, and Buckle will be next door.

D. Consent Items

Consideration of Meeting Minutes from August 23, 2022 Work Session and August 23, 2022 Regular Meeting.

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. **a. Public hearing to receive and consider comments regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.**

b. Consideration to forward a recommendation to the City Council regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.

Mr. Eggett explained this is a public hearing for the PRUD at Coleman Vu Heights Subdivision, noting the Planning Commission is a recommending body. He went over the items that are still in process for the subdivision and the requirements of a PRUD, as well as the items in the packet. There was general discussion about PRUDs and the maintenance of the open space and detention basins. The open space is for the HOA residents but could be made available to the public at the discretion of the HOA.

Commissioner Anderson asked if the suggested items can be made requirements by the Planning Commission. Mr. Eggett said these can be strongly recommended, but not required.

2. **a. Public hearing to receive and consider comments regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.**
b. Consideration to forward a recommendation to the City Council regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.

Mr. Eggett added that the revisions have been completed, but there is some data that is proving difficult to acquire.

3. **a. Review and discussion of proposed rezone request for property located at approximately 4450 South 700 West, Riverdale, Utah, as requested by Forza Development Group.**
b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

Mr. Eggett explained Forza is the group that is linked with H&H 39th Street, which owns the trailer park. This address is the current Carey's Cycle site. This is only a request to set a public hearing.

4. **a. Review and discussion of proposed rezone request for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah, as requested by Forza Development Group.**
b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

Mr. Eggett explained Forza is the group that is linked with H&H 39th Street, which owns the trailer park. This address is the empty lot adjacent to Carey's Cycle. This is also only a request to set a public hearing.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:31 p.m.

Date Approved: _____

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 13, 2022, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

| | |
|-----------------|--|
| Commissioners: | Kathy Eskelsen, Chairman Robert Wingfield, Vice Chairman Blair Jones, Commissioner Kent Anderson, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner |
| City Employees: | Mike Eggett, Community Development Michelle Marigoni, City Recorder |
| Excused: | |
| Visitors: | Brooke Anderson Jordan Anderson Gerald Anderson Matt Steiner |

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:34 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Eskelsen asked if any public were present with comments. There was no public comment.

C. Presentations and Reports

Commissioner Eskelsen turned the time over to Mr. Eggett, who reported the following:

- The ULCT Planners Day is October 6. Any commissioners who would like to attend should notify Mr. Eggett by 9/14, as the fees increase after this date. Commissioner Eskelsen noted this would fill requirements for training for the year.
- Fiiz has submitted their building plan.
- J Dawgs has had a four-way building inspection.
- Cheddar's pulled a building permit.
- Maverik set to open October 6.
- Superchix is going in the old Sweeto Burrito location.
- Sierra Trading Post and Home Goods are hoping to be open by Black Friday.
- Bath and Body Works is moving into the old Justice store, and Buckle will be next door.

D. Consent Items

Consideration of Meeting Minutes from August 23, 2022 Work Session and August 23, 2022 Regular Meeting.

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Spiers moved to approve the minutes; Commissioner Wingfield seconded the motion, and all were in favor. Minutes approved.

E. Action Items

1. **a. Public hearing to receive and consider comments regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.**

Mr. Eggett briefly went over the items in the packet, noting there has been no public comment on this item.

Motion: Commissioner Wingfield moved to open the public hearing.

Second: Commissioner Hermann

Commissioner Ney: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Anderson: Yes
Commissioner Spiers: Yes

Public hearing open.

Public Comment: There was no public present.

Motion: Commissioner Hermann moved to close the public hearing.

Second: Commissioner Wingfield

Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Eskelsen: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Public hearing closed.

b. Consideration to forward a recommendation to the City Council regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.

Brooke Anderson approached the podium and asked if commissioners have any questions. Commissioner Spiers asked about the HOA and if there would be a third party managing the property. Ms. Anderson said they are, as it is too difficult to get the residents to take turns mowing and such.

Motion: Commissioner Anderson moved to forward a favorable recommendation to the City Council regarding proposed Planned Residential Unit Development Overlay Request with the understanding that all staff concerns are addressed.

Second: Commissioner Spiers

Commissioners Polled:
Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes

2. a. Public hearing to receive and consider comments regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.

Motion: Commissioner Spiers moved to open the public hearing.

Second: Commissioner Wingfield

Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes

Commissioner Eskelsen: Yes
Public hearing open.

Public Comment: No public present for comments.

Motion: Commissioner Jones moved to close the public hearing.
Second: Commissioner Spiers

Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Public hearing closed.

b. Consideration to forward a recommendation to the City Council regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.

Mr. Eggett stated that this is based on a new requirement by the State of Utah and will be tied to funding, and that it will be an annual update due October first.

Motion: Commissioner Wingfield moved to forward a favorable recommendation to the City Council regarding proposed updates to the Moderate Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.

Second: Commissioner Anderson

Commissioners Polled:
Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes

Motion carries.

3. **a. Review and discussion of proposed rezone request for property located at approximately 4450 South 700 West, Riverdale, Utah, as requested by Forza Development Group.**

b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

Mr. Eggett noted Matt Steiner was present representing Forza Group and went over the items in the packet, noting all noticing was completed and that this is a high-level discussion and request to set a public hearing.

Matthew Steiner approached the podium for questions. Mrs. Spiers asked if Mr. Steiner is representing both Forza and H&H, which he affirmed.

Motion: Commissioner Wingfield moved to set a public hearing for September 27, 2022.
Second: Commissioner Hermann

Commissioner Eskelsen: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes

Commissioner Ney: Yes
Commissioner Spiers: Yes

4. a. Review and discussion of proposed rezone request for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah, as requested by Forza Development Group.

b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

Mr. Eggett noted this is a follow-up application for the adjacent property, which is currently owned by Garff. Mr. Steiner is present representing Forza on this as well. Mrs. Ney asked if this would be the same zoning as the current trailer park parcel. Mr. Steiner said the plan is for the entire property to be developed together and cleaned up.

Motion: Commissioner Hermann moved to set a public hearing for September 27, 2022.

Second: Commissioner Ney

Commissioner Anderson: Yes
Commissioner Eskelsen: Yes
Commissioner Wingfield: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Spiers: Yes
Commissioner Ney: Yes

F. Comments

Mr. Jones asked if it was possible to get shirts ordered for the Planning Commission. Mr. Eggett said this hasn't been discussed recently and offered to speak to the City Administrator about it.

G. Adjournment

As there was no further business to discuss, Commissioner W moved to adjourn. This was seconded by Commissioner S and the Planning Commission meeting adjourned at 7:00 p.m.

Date Approved: _____

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 27, 2022**

AGENDA ITEM: E1

SUBJECT: Consideration of Conditional Use Permit request for proposed stretch mark tattooing cosmetic studio property use located at approximately 750 West Riverdale Road, Suite 17, within 5th Avenue Salons, as requested by Meagan Goodson.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [750 W Riv Rd #17 Tattoo Cond Use App – M Goodson 20220914](#)
- b. [Cond Use Sketch Layout – Goodson Tattoo Req 20220921](#)
- c. [C-3 Uses – RCC 10-10A-4](#)
- d. [Cond Use Basis Review – RCC 10-19-5](#)

[BACK TO AGENDA](#)



Riverdale City

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

CONDITIONAL USE PERMIT

APPLICATION

DATE 9/14/2022
ADDRESS OF SITE 750 W. Riverdale Rd. 84405 suite 17
APPLICANT'S NAME Morgan Gordon
ADDRESS 750 W. Riverdale Rd. 84405 suite 17
PHONE NUMBER 801.564.5813

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

 SITE PLAN RECEIVED ☒ BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: Salon Studios
Acreage of the Property: Width of Property on the Street:
Proposed Conditional Use of Property: stretch mark tattoo cosmetic

SIGNED: Morgan Gordon DATE: 9/14/2022

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

OWNER

AGENT AS AUTHORIZED BY OWNER

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

DATE: 9/27/2022 DECISION OF COMMISSION:
SIGNATURE OF CHAIRPERSON: DATE:

PLANNING COMMISSION PUBLIC HEARING:

DATE: DECISION OF COMMISSION: N/A
SIGNATURE OF CHAIRPERSON: N/A DATE:

Fee \$75.00 Date Paid: 9/14/2022 Receipt No. 181569269PT



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

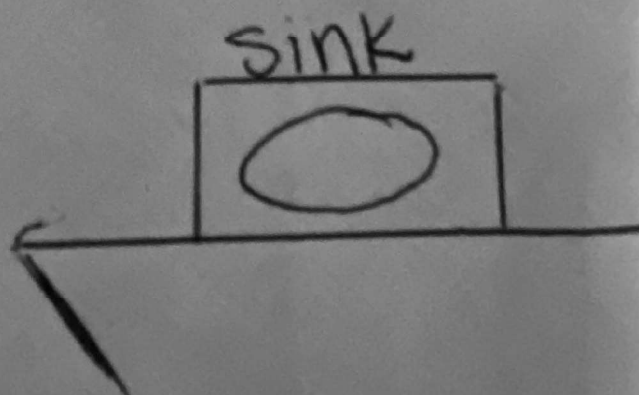
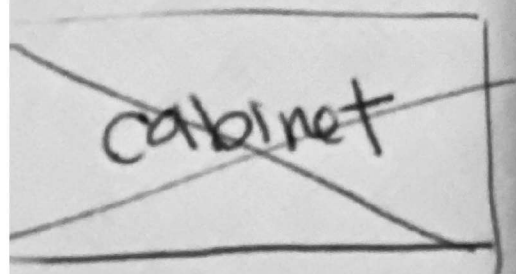
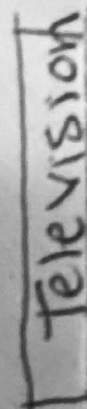
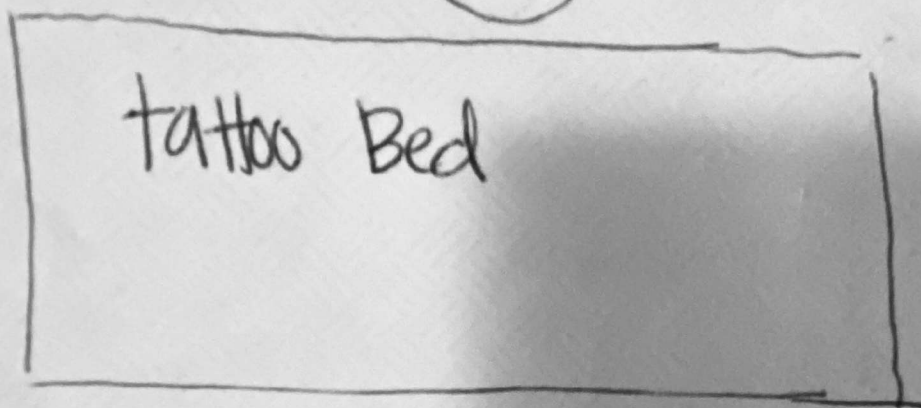
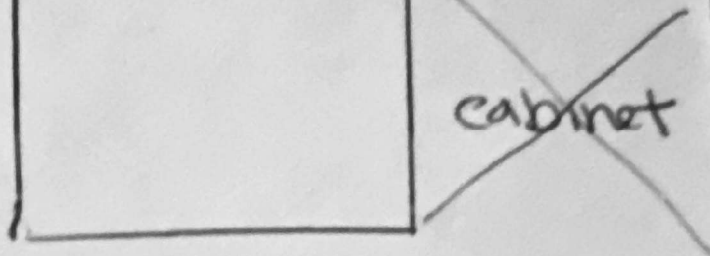
XBP Confirmation Number: 128102909

| | | | |
|--|-----------------|----------------------------------|-------------|
| Transaction detail for payment to Riverdale City. | | Date: 09/14/2022 - 2:41:34 PM MT | |
| Transaction Number: 181569269PT MastercardXXXX-XXXX-XXXX-3536 Status: Successful | | | |
| Account # | Item | Quantity | Item Amount |
| 10369000 | Sundry Revenues | 1 | \$75.00 |
| Notes: CONDITIONAL USE PERMIT 750 W RIVERDALE ROAD | | | |

TOTAL: \$75.00

Billing Information
MEAGAN CHAPMAN
, 84405

Transaction taken by: Admin cjacobsen



13' x 9.5'

10-10A-4: USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in chapter 19 of this title. Uses designated "N" will not be allowed in that zone.

| C-1 | C-2 | C-3 | C-1 | C-2 | C-3 |
|--|-----|-----|-----|-----|-----|
| Accessory buildings and uses customarily incidental to a permitted use | | | C | C | P |
| Air conditioning, sales and service (no manufacturing of ducts) | | | N | C | P |
| Ambulance: | | | | | |
| Base station | | | C | C | C |
| Substation | | | C | C | C |
| Amusement enterprises including: | | | | | |
| Bowling alley | | | N | C | P |
| Dance hall | | | N | C | C |
| Haunted house/spook alley | | | N | C | C |
| Pool hall | | | N | C | P |
| Privately owned park and playground, accessory to a commercial use | | | C | C | C |
| Publicly owned park and playground | | | P | P | P |
| Recreation center | | | N | C | P |
| Roller/ice skating rink | | | N | C | P |
| Theater: | | | | | |
| Indoor | | | N | C | P |
| Animal services including: | | | | | |
| Dog or cat hotel/kennel | | | N | N | C |
| Grooming for cats and dogs | | | N | C | P |
| Hospital, small animals only, and provided conducted within completely enclosed building, including kennel | | | N | C | P |
| Hospital/veterinary for large animals | | | N | C | C |
| Pet and pet supply store, including kennel | | | N | C | P |
| Antique, import or souvenir shop | | | C | C | P |
| Athletic and sporting goods including: | | | | | |
| Archery shop and range, provided conducted within completely enclosed building | | | C | C | P |
| Bicycle sales and service | | | C | C | P |
| Boat sales | | | C | C | P |
| Gymnasium | | | C | C | P |
| Handgun shooting range (indoor) | | | N | C | C |
| Health club | | | C | C | P |
| Motorboat sales and service | | | N | C | C |
| Store, excluding sale or repair of motor vehicles, motorboats or motors | | | N | C | P |
| Automobile including: | | | | | |
| Convenience store, with car wash, no gas | | | N | C | P |
| Gas island and convenience store, with car wash | | | N | C | P |
| New or used sales and service | | | N | C | C |
| Parts sales | | | N | C | P |
| Rental auto | | | N | C | C |
| Rental, U-haul type | | | N | C | C |
| Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building | | | N | C | C |
| Tire sales and service | | | N | C | C |
| Bakery: | | | | | |
| Manufacture limited to goods retailed on premises | | | N | C | P |
| Manufacture of goods sent to other locations | | | N | C | P |
| Bath and massage establishment | | | N | C | C |

| | | | |
|--|---|---|---|
| Blueprinting or photostating | C | C | P |
| Building materials sales | N | C | P |
| Bus terminal | N | C | P |
| Candy: | | | |
| Manufacture of goods shipped to other locations | N | C | P |
| Store, confectionery | C | C | P |
| Car wash: | | | |
| Automatic/drive-through type | N | C | P |
| Manual spray | N | C | P |
| Carpet sales | N | C | P |
| Church | P | P | P |
| Church, temporary revival, no tents allowed | C | C | C |
| Cleaning: | | | |
| Dry cleaning establishment | N | C | P |
| Laundromat | P | P | P |
| Clinics: | | | |
| Laboratory, dental or medical | C | C | P |
| Medical or dental | C | C | P |
| Optometrist, optician or oculist | C | C | P |
| Physician or surgeon | C | C | P |
| Data processing service and supplies | N | C | P |
| Detective agency or security | C | C | P |
| Dwelling, single-family, when attached to business structure and occupied by the business owner or a business employee: | C | C | C |
| Hotel | N | C | P |
| Motel | N | C | P |
| Educational institution: | | | |
| Nursery school and preschool | C | C | P |
| Public or private college or university | C | C | C |
| Public, private or charter school grades K-12 | C | C | C |
| Trade, technical or industrial school | C | C | C |
| Electrical and heating appliances and fixture sales and service | N | C | P |
| Electronic equipment sales and service | N | C | P |
| Employment agency | N | C | P |
| Express and transfer parcel service (store) | N | C | P |
| Financial institution: | | | |
| Bank | N | C | P |
| Credit union | N | C | P |
| Payday loans/check cashing/consumer loans/title loans | N | N | C |
| Food service: | | | |
| Cafe or cafeteria | C | C | P |
| Catering establishment | C | C | P |
| Delicatessen | C | C | P |
| Ice cream parlor | C | C | P |
| Restaurant | C | C | P |
| Restaurant, drive-in | C | C | P |
| Glass sales and service, home and auto | N | C | P |
| Gold buying store including all precious metals | N | N | C |
| Government buildings or uses, nonindustrial | C | C | P |
| Greenhouse and nursery, soil and lawn service | N | C | P |
| Gunsmith | N | C | P |
| Home improvement store | N | C | P |
| Hospital: | C | C | P |
| Hospital with heliport | N | C | C |
| Household appliance sales and incidental service | N | C | P |
| Household cleaning and repair | N | C | P |

| | | | |
|---|----------|----------|----------|
| Insurance agency | C | C | P |
| Janitor service and supply | N | C | P |
| Jewelry store including manufacturing, repair and buying metal and stones | N | C | P |
| Library | C | C | P |
| Linen supply service | N | C | C |
| Liquor store, state store only | N | C | C |
| Locksmith | C | C | P |
| Lodge or social hall | N | C | C |
| Machine shop operations incidental to any use permitted in C-3 district | N | C | C |
| Manufacture of goods retailed on premises | N | C | C |
| Miniature golf | N | C | C |
| Mortuary | N | C | P |
| Motorcycle and motor scooters sales and service | N | C | C |
| Museum | C | C | P |
| Office in which goods or merchandise are not commercially created, exchanged or sold | C | C | P |
| Office in which goods or merchandise may be commercially created, exchanged or sold | N | C | C |
| Accountant | C | C | P |
| Legal | C | C | P |
| Medical/dental | C | C | P |
| Office machines sales and service | N | C | P |
| Office supply | N | C | P |
| Professional | C | C | P |
| Parking lot or garage for passenger automobiles | C | C | C |
| Pawnshop | N | N | C |
| Pest control and extermination | N | C | P |
| Pharmacy | C | C | P |
| Photo studio | C | C | P |
| Post office | C | C | P |
| Printing, lithographing, publishing or reproduction sales and service | N | C | P |
| Public utilities substation | C | C | C |
| RV sales and service | N | C | C |
| Radio, television or FM broadcasting station | N | C | P |
| Real estate agency | C | C | P |
| Reception center or wedding chapel | N | C | P |
| Rental agency for home and garden equipment | N | C | P |
| Retail goods establishments | C | C | P |
| Retail service establishments | C | C | P |
| Smoke shop | N | N | C |
| Tattoo parlor | N | C | C |
| Taxidermist | C | C | P |
| Telemarketing | N | C | P |
| Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work | P | P | P |
| Travel agency | C | C | P |
| Utility substation or building | C | C | C |
| Ventilating equipment sales and service, including heating and air conditioning | N | C | P |

(Ord. 803, 4-4-2012; amd. Ord. 850, 2-4-2014)

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

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

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

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 27, 2022**

AGENDA ITEM: E2

SUBJECT: Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [4450 S 700 W Rezone App Forza Group 20220822](#)
- b. [4450 S 700 W – Rezone Req location](#)

[BACK TO AGENDA](#)



Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 8/22/2022 FEE SCHEDULE: \$350

APPLICANT NAME Forza Development PHONE NUMBER: 801-455-8005

APPLICANT ADDRESS 2180 S 1300 E Suite 240
Salt Lake City, UT 84106

ADDRESS OF SITE 4450 S. 700th, Riverdale, UT 84405

PROPERTY OWNER The Carey Family Properties LLC

PRESENT ZONING Commercial (C-3)

PRESENT USE: Automotive Service Center

PROPOSED ZONING Medium Density Residential (R-4)

PROPOSED USE: Multifamily Apartment

PROPERTY ACREAGE: 0.87

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?

Chris Hatch
Signature of Applicant

Chris Hatch
Signature of Property Owner

I authorize Chris Hatch 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: _____

Decision: _____

City Council consideration of application:

Date: _____

Decision: _____

A. Why should the present zoning be changed?

The property is adjacent to the mobile home park which in our development plan will be removed for a new apartment complex to take its place. This plot is included in our plans and will allow us to redevelop the surrounding area into a beautiful new housing option.

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

The general plan does show that the surrounding area that is included in our plan is designated as medium density residential. The new development will stick with the city's plan while revitalizing the area.

C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

The change is in harmony with the surrounding parcels and the rezoning does make the area of medium density residential extend just slightly further which is warranted with the growth that the area has seen recently leading to a need for more rentable living spaces.

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

The change will make the area drastically more appealing to the community, providing more options for housing in Riverdale in a way that has much more curb appeal than the current mobile home park.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.551622

Aug 22, 2022

FORZA DEVELOPMENT, LLC

| | |
|---|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS - 691 W 4400 S | 350.00 |
| 10-34-1500 ZONING & SUB. FEES | |
| <hr/> | |
| Total: | 350.00 |
| <hr/> | |
| CHECK <input type="checkbox"/> CHECK No: 3127 | 350.00 |
| Total Applied: | 350.00 |
| <hr/> | |
| Change Tendered: | .00 |
| <hr/> | |

08/22/2022 8:43 AM



RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 27, 2022

AGENDA ITEM: E3

- SUBJECT:** Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.
- PRESENTER:** Mike Eggett, Community Development
- INFORMATION:**
- a. [4400 S 700 W Rezone App Forza Group 20220822](#)
 - b. [4400 S 700 W – Rezone Req location](#)

[BACK TO AGENDA](#)



Riverdale
City

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

**RIVERDALE CITY
REZONE REQUEST APPLICATION**

DATE SUBMITTED 8/22 /2022 FEE SCHEDULE: \$350

APPLICANT NAME Forza Development PHONE NUMBER: 801-445-8005

APPLICANT ADDRESS 2180 South 1300 E Suite 240
Salt Lake City, Utah 84106

ADDRESS OF SITE South East Corner of 4400 South 700 W

PROPERTY OWNER Garff Properties Riverdale LLC

PRESENT ZONING Commercial (C-3)

PRESENT USE: None

PROPOSED ZONING Medium Density Residential (R-4)

PROPOSED USE: Multifamily Apartment

PROPERTY ACREAGE: 0.71

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?

Christopher Hatch
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Christopher Hatch to act as my representative in all matters relating to this application.



APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
 - a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
 - b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
 - c. LEGAL DESCRIPTION of the subject property.
 - d. REZONE REQUEST FEE of \$350 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: _____

Decision: _____

City Council consideration of application:

Date: _____

Decision: _____

A. Why should the present zoning be changed?

The property is adjacent to the mobile home park which in our development plan will be removed for a new apartment complex to take its place. This plot is included in our plans and will allow us to redevelop the surrounding area into a beautiful new housing option.

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

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RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.551621

Aug 22, 2022

FORZA DEVELOPMENT, LLC

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|--|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS - SOUTH EAST CORNER OF 4400 S 700 W | 350.00 |
| 10-34-1500 ZONING & SUB. FEES | |

| | |
|--------|--------|
| Total: | 350.00 |
|--------|--------|

| | | |
|----------------|----------------|--------|
| CHECK | Check No: 3128 | 350.00 |
| Total Applied: | | 350.00 |

| | |
|------------------|-----|
| Change Tendered: | .00 |
|------------------|-----|

08/22/2022 8:41 AM

