



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – DECEMBER 23, 2014**

6:00 p.m. – Work Session (City Council 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 discussion on *Ten Things You Should Know About Project Opponents*

Presenter: Michael Eggett, Community Development Director

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

A. Welcome & Roll Call

B. Open Communications

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. Presentations and Reports

Community Development Report

D. Consent Items

1. Consideration of meeting minutes from:
October 28, 2014 Work Session
October 28, 2014 Planning Commission
2. Consideration of Meeting Schedule for 2015

E. Action Items

1. a. Public hearing to receive and consider public comment on a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.
- b. Consideration of a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.

Presenter: Michael Eggett, Community Development Director

F. Discretionary Items

G. Adjournment

- The public is invited to attend all Planning Commission meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: Work Session Items

SUBJECT: Planning Commission training article:
 Ten Things You Should Know About Project Opponents

PETITIONER: Per Community Development Director desire this item will be
 placed on the agenda as a permanent and regular item.

ACTION REQUESTED BY PETITIONER: Training document review

INFORMATION: *Ten Things You Should Know About Project Opponents*

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Special Feature

Ten Things You Should Know About Project Opponents

by Patrick Fox, The Saint Consulting Group

See Patrick Fox's previous articles on PlannersWeb, [Ten Things You Should Know About How the Public Feels About Development](#), and [Ten Things You Should Know About Project Applicants](#).

In the old days, most people thought you could not fight progress or City Hall. All that has changed. After 20 years of high-profile development fights all over the country and with the powerful addition of social networking and the internet, every man and woman is potentially part of an army in such battles, and everyone believes they can fight back and win.

The Saint Consulting Group specializes exclusively in land use politics and has been engaged in thousands of controversial land use battles across the US, Canada, and the United Kingdom.

Here is some of what we think planning commissioners should know about project opponents.

1. **Opponents defy demographics.** They now come from every ethnicity, age, party, ideology, region, religion, and gender. While in many situations the more affluent — with the most to lose in potential real estate values — are the most common opponents, they tend to defy categorization and come from virtually all walks of life.
2. **They want to be part of the process early.** Many developers still cling to the notion that “if we can move quietly, we may not awaken the sleeping beast.” They want to move controversial projects forward in the heat of summer or during the holidays thinking they can keep them under the radar. It does not work and it further serves to outrage neighbors.

Talking to potential opponents early in the process, ideally before a project has been publicly announced, and asking for their opinions will serve to open a dialogue, calm fears, build trust and help to engage them in the process. The public hearing is too late.



3. Hearing room opponents do not

accurately represent their community. Opponents show up and opponents dominate the process in this country. They are more passionate and motivated, and their loud and urgent voices can overwhelm the public discourse.

Supporters may be in the vast majority understanding and supporting local economic development, jobs, tax base growth or new shopping opportunities, but that is not motivation enough to get them to sit through your evening hearings.

Just because the room is filled with angry residents, do not assume the community is against it.



4. They are often not what they appear to

be. Strategic defense of market share by engaging in anti-competitive campaigns designed to deny a competitor permissions to build are not only legal, they are very, very common.

When the “neighbors” have hydrologists, traffic engineers and lawyers helping them fight a project, they are usually organized and funded by competitors. They will not be interested in negotiating unless it means terms and conditions that will destroy the project’s viability and feasibility.

5. They are not always rational. Many things drive project opponents but most common is fear of the unknown. We have seen neighbors fight to keep vacant lots full of condemned buildings and blighted debris rather than see change in their neighborhood, though it would result in a clear and drastic improvement. They know what they have right now, and they can live with it. Change is scary.



6. The “mutual gains” approach will

not satisfy all the opponents. Idealistic practitioners of planning will tell you that if we all sit down and work through it, we can come to an agreement on how to move a project forward in a manner that benefits everyone. That’s the goal, but the reality is that everyone is almost never happy. There is intractable opposition that will not sit down and discuss options in a rational way. There will always be opponents who cannot be placated or reasoned with, but we can never stop trying.

7. They are frustrated and distrust you and the system. 51% of Americans say their community does fair to poor on planning issues and 64% say the relationship between elected officials and developers makes the process unfair (National Saint Index Survey 2011).¹ There is tremendous cynicism and mistrust of the system. Every resident can point to some project approved over the last few years that exacerbated traffic or simply does not fit its location, and they often blame corruption of the system.

8. No one believes the traffic engineer.



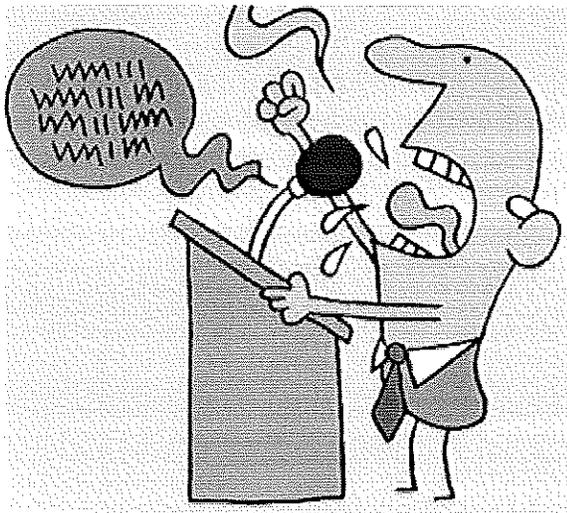
Increased traffic is the argument most likely to generate opposition to any project.

You can hold workshops, provide virtual reality animations and expert testimonials, but no one is going to believe you. No one thinks a traffic light helps improve traffic flow or that you can do anything to improve my commute while adding cars to the road. The experts are all considered paid members of the team bending the results to suit the needs of their employer.

9. Public hearings that are designed to limit public input leaves

opponents angry. The hearing room is full of neighbors who have given up an evening with their families to give you input on a project they feel passionately about. The agenda includes hours of other business before the matter at hand is taken up, and then the local elected officials take the floor and pontificate for another hour. The neighbors seethe with frustration and anger over a process that either inadvertently or by design seeks to limit their ability to give input and tests their patience.

10. Political opportunists will seize the moment.



Political wannabes looking for opportunities to build name recognition and earn some press coverage will look to inflame the situation and take the lead on opposition efforts. It is easy to scare neighbors. Developers make excellent political opponents for fledgling politicians to beat upon. Be aware of the political opportunist twisting the system for personal gain and making a mockery of the approval process.

Patrick Fox is president of The Saint Consulting Group, a land use political consultancy. He has managed or consulted on hundreds of land use projects across the United States, Canada and the United Kingdom, adapting state-of-the-art grassroots political campaign techniques to win controversial land use battles. Patrick is co-author of the book, *NIMBY Wars – The Politics of Land Use*. He also developed the Saint Index, the world's only international survey that quantifies and analyzes opposition to development, which has been featured in *The Wall Street Journal*, *The Economist*, and many other media.

Patrick earned an MBA from Northeastern University. His experience includes work on more than 100 political campaigns, and management of a U.S. Congressional office and a government relations consulting firm. He is a member of the Urban Land Institute and the International Council of Shopping Centers. You can email him at: fox@tscg.biz

About The Saint Consulting Group:

With experience on more than 1,800 controversial land use permitting projects in 46 states, Canada and the United Kingdom, The Saint Consulting Group is the global leader in land use political consultancy. Saint Consulting has worked in all industrial sectors, both for and against the permitting of new land use projects.

Notes:

1. See [National Saint Index Survey 2011](#). ↵

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**RIVERDALE CITY
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AGENDA ITEM: B

SUBJECT: Open Communications

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE CITY
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December 23, 2014**

AGENDA ITEM: C1

SUBJECT: Community Development Projects Status Report

ACTION REQUESTED BY PETITIONER: Information only.

INFORMATION: Opportunity for the Community Development Director to present any updates or information on follow-up issues to the Planning Commission.

[Community Development Report](#)

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COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

December 12, 2014

NEW & ONGOING DEVELOPMENTS



Bravo Arts Academy and Daycare has started construction of their new facility located at 5165 South 1500 West.



Golden Spike Harley-Davidson has started renovation for their new location at 5152 South 1500 West. They will move to their new location in March.



The new addition and remodel of the Riverdale Fire Station is underway.

Riverdale Business Park

Construction on phase two of the Riverdale Business Park located at 5175 South 1500 West will begin soon.

Seasonal Developments (Christmas)

Burch's Trees

Burch's Christmas Tree has set up on Riverdale Road next to Wendy's.



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: D1

SUBJECT: Consideration of meeting minutes from:
October 28, 2014 Work Session
October 28, 2014 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[October 28, 2014 Work Session](#)

[October 28, 2014 Planning Commission](#)

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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **October 28, 2014** at 6:01 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
David Gailey, Commissioner
Cody Hansen, Commissioner

Members Excused: Michael Roubinet, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Chairman Jones welcomed the Planning Commission members to the work session stating for the record that all were in attendance except for Commissioner Roubinet who is excused. Community Development Director Michael Eggett said the updates to the Community Development Report include remodels at J C Penney, Ken Garff Honda and Motel 6 and the anticipated completion of the first phase of the Riverdale Business Park. According to Mr. Eggett, Golden Spike Harley-Davidson will move into their new dealership location on 1500 West sometime between January and February 2015. Commissioner Fleming asked if the local chamber of commerce was present at both the Pelican Restaurant and Pub and Massage Envy grand openings and Mr. Eggett confirmed they were.

Chairman Jones asked for any changes or corrections to the previous meeting minutes and none were noted.

Chairman Jones said the only action item on tonight's agenda is consideration of a conditional use permit application for an electronic sign located at the new Golden Spike Harley-Davidson business address 5152 S. 1500 W. Mr. Eggett said Randy Olsen will be representing Yesco Signs for business owner and petitioner Joe Timmons. He said the existing sign at Harley's current location on Riverdale Road will simply be moved to the dealership's new location on 1500 West. Chairman Jones asked if the signage is within the allowed amount for a commercial business and Mr. Eggett said the new dealership will have nearly 600 feet of signage, including this electronic sign, which is within the allowed maximum for this type of development. Mr. Eggett said Harley's existing signs will be transferred to their new building and tonight's request is to install their electronic sign at the new location. He reviewed the conditional use permit application and Riverdale City Code (RCC) 10-16-10 governing electronic signs in Riverdale's

commercial district. Commissioner Eskelsen asked how the adjacent residential subdivisions will be impacted by this electronic sign and Mr. Eggett said homes to the east of this site have a row of trees that will screen residents from the sign's light, which he said is subject to lumen dimming requirements found in RCC 10-16-10(D)(3). Commissioner Eskelsen said in the winter when the trees have shed their leaves residents may be impacted by this electronic sign.

Commissioner Fleming asked if staff is aware of any complaints about Harley-Davidson's electronic sign at their current location and Mr. Eggett said he has not received any complaints. Mr. Eggett said City Attorney Steve Brooks misunderstood this conditional use permit application was for a business' electronic monument sign when he made his comments on the executive summary included in the packet. Mr. Eggett said Mr. Brooks requested the Planning Commission disregard his comments. There were no additional comments or question about this conditional use permit application.

Chairman Jones asked for any discretionary items and Commissioner Fleming said following a passionate Facebook discussion last week she petitioned Mayor Searle to include some youth who want Riverdale to build a new skateboard park on the Mayor's park ad hoc committee. Mr. Eggett said he communicated Commissioner Fleming's request to the Mayor Searle who requested that one or two members of the Youth City Council join that ad hoc committee. Chairman Jones said a new skate park will attract skate boarders across Weber and Davis counties. He shared an anecdote about a skate park that was built at Hill Air Force Base while he worked there in an effort to alleviate damage to park benches and government buildings. According to Chairman Jones, after the new skate park was built vandalism to other base property actually increased and he asked if this is the appropriate amenity to add to a new community park. Commissioner Fleming said Riverdale has built a senior center for its aging population and a splash pad for the youth but there are no city facilities that cater to teenagers like a skate park would and she said mid-youth complain they are bored and have nowhere in the city to recreate. She said there are skate parks in Roy, Clearfield and Layton and she argued if a skate park is designed properly it won't lead to vandalism of other Riverdale City property on the trail and in the park. Chairman Jones said if Riverdale doesn't build a skate park, skate boarders won't come. Commissioner Hansen said Commissioner Mitchell brought up making improvements to East Park address 4850 S. 600 W. at the February 22, 2014 Strategic Planning meeting and he asked what Riverdale City's plans are to update this park. Mr. Eggett said he will look into this and report back to Commissioner Hansen.

Mr. Eggett said the Planning Commission meeting on November 11, 2014 will be canceled in honor of Veteran's Day and the next meeting won't be until November 25, 2014. Commissioner Fleming asked about the City Council meeting on November 4, 2014 and Mr. Eggett said it will be canceled to encourage residents to participate in the political process by casting a ballot on Election Day. Mr. Eggett said when the Planning Commission iPads arrive Riverdale's IT expert Lynn Fortie will set up a time with each member of the Planning Commission to train them on the new devices.

Mr. Eggett said tonight's training document on conditional uses and due process was provided by Administrative Assistant Lynette Limburg and he said if the Planning Commission follows city code they should approve all requests that conform to the reasonable conditions created by city ordinance. According to Mr. Eggett, if there are flaws in the code they should be addressed before a petitioner submits a request for Planning Commission consideration because amending the code to prevent a certain development after the request has been received will likely lead to a lawsuit.

Mr. Eggett said due process means all elected and appointed city officials must follow their municipal code and avoid discussions outside of open public meetings so they are being transparent doing the public's business in view of the public. He advised the Commissioners to be careful about who they discuss issues with prior to the public meeting and said they shouldn't have their minds made up before they have heard from the petitioner. Mr. Eggett said the reference in the training to a "rational nexus test" means the Planning Commission should have findings and evidence to back up the decisions they make as public bodies and to protect them legally. He said if approval of a request is conditional, the conditions should be a part of the motion so that the petitioner and officials are clear about the requirements. Mr. Eggett said if sound legal counsel is followed and Planning Commissioners make dispassionate decisions based on the code and not their emotions in open public meetings, the Planning Commission can function efficiently and effectively.

Chairman Jones said the Planning Commission is just a recommending body and ultimately the City Council makes most of the final decisions on most petitions and Mr. Eggett said the Planning Commission has the final say on tonight's conditional use sign application. Chairman Jones asked for any additional questions or comments and none were noted.

There being no further business, the Planning Commission adjourned at 6:25 p.m.

Approved: December 23, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 28, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
David Gailey, Commissioner
Cody Hansen, Commissioner

Members Excused: Michael Roubinet, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Randy Olson a representative with Yesco Signs.

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Commissioner Roubinet who is excused.

B. Open Communications

Chairman Jones said there are no members of the public except the petitioner present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett said updates to the Community Development Report include ribbon cuttings at Massage Envy and Pelican Café and he said the first phase of the Riverdale Business Park is nearing completion. Mr. Eggett said remodels at J C Penney, Ken Garff Honda and Motel 6 are ongoing and Golden Spike Harley-Davidson will move into their new dealership at 5152 S. 1500 W. in January or February 2015. He asked for any questions and none were noted.

D. Consent Items

1. **Consideration of meeting minutes from:
October 14, 2014 Work Session
October 14, 2014 Planning Commission**

Chairman Jones asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Gailey moved to approve the consent items. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Consideration of Conditional Use Permit application for electronic sign located at approximately 5152 S. 1500 W.

Chairman Jones said the only action item on tonight's agenda is consideration of a conditional use permit application for an electronic sign in a commercial district at 5152 S. 1500 W. Mr. Eggett said the Petitioner Joe Timmons owns Golden Spike Harley-Davidson and Randy Olsen is present tonight representing Yesco Signs. Mr. Eggett said the sign's brightness and its impact on the adjacent residential zones have been addressed in the executive summary included in the packet. Commissioner Gailey asked if the electronic sign will be distracting to drivers on 1500 West who look up to read the sign and if it will negatively impact residents that live above Ritter Drive with light pollution. Mr. Olson said the current sign is 40 feet high but will only be 30 feet in height at its new location on 1500 West and shouldn't be visible to adjacent homeowners.

Chairman Jones asked if the electronic sign will dim at night and Mr. Olsen said it is only at 70 percent of the maximum brightness during the day and dims down to 30 percent at night. Mr. Eggett asked if the sign malfunctions and the dimmer breaks can it be turned off and Mr. Olson said it does have a manual shut off. Mr. Eggett said if he receives complaints about the dimmer malfunctioning he will require Mr. Timmons to turn the sign off until Yesco fixes it.

Chairman Jones asked if the dimmer is on a timer or if it works off a photo cell and Mr. Olson said he isn't sure and Chairman Hilton said Riverdale City Code (RCC) 10-16-10D3 requires that "all digital display of on premises signs must be equipped with both a dimmer control and a photocell which automatically adjusts the display intensity according to natural ambient light conditions." Commissioner Hilton asked if the dimmer could be upgraded with a photocell and Mr. Olson said it could be and Commissioner Hilton said he would like to see this request approved subject to a photocell being installed and Mr. Olson said he will communicate this to Mr. Timmons. Chairman Jones asked for any additional questions or concerns and none were noted.

Motion: Commissioner Hilton moved to approve a conditional use permit application for an electronic sign located at approximately 5152 S. 1500 W. at the new Golden Spike Harley-Davidson dealership with the conditions that the electronic sign comply with RCC 10-16-10(D)(3) and the city's established brightness dimming standards. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:44 p.m.

Approved: December 23, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder

DRAFT

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: D2

SUBJECT: Consideration of Meeting Schedule for 2015

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve schedule

INFORMATION: See attached schedule:

[Draft Meeting Schedule for 2015](#)

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**RIVERDALE CITY
2015 ANNUAL SCHEDULE
PLANNING COMMISSION MEETING SCHEDULE**

Regular meetings of the Riverdale Planning Commission will be held the second and fourth Tuesdays of the month at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 13	July 14
January 27	July 28
February 10	August 11
February 24	August 25
March 10	September 8
March 24	September 22
April 14	*September 29
April 28	October 13
May 12	October 27
May 26	November 10
June 9	November 24
June 23	December 8
	December 22

****Joint Strategic Planning Meeting with City Council and Planning Commission held at 4600 S Weber River Dr.***

The City of Riverdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call 394-5541 extension 1232, giving at least two working days notice.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: E1

- SUBJECT:** 1. a. Public hearing to receive and consider public comment on a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.
- b. Consideration of a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.

PETITIONER: Forest Creek Construction – Hugh Parke

INFORMATION: [Executive Summary](#)

[Rezone Request Maps](#)

[Public Notice Checklist](#)

[Affected Entities Notice Listing Information](#)

[Certification of Sign Placement](#)

[Rezone Request Application and receipt](#)

[Map and Legal Descriptions](#)

[Notice of Public Hearing and Proof of Publication](#)

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Planning Commission Executive Summary

For the Commission meeting on: 12-23-2014

Petitioner: Forest Creek Construction - Hugh Parke

Summary of Proposed Action

Forest Creek Construction, represented by Hugh Parke, has applied for a rezone of the Mitchell Family properties located at approximately 800 West 4450 South from the current Regional Commercial C-3 cross-zoning to a proposed Single-Family and Single-Family with Rental Unit Residential R-2 zoning to align with already established R-2 zoning on neighboring properties to the north of this location. There are approximately 2.13 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing has been scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezoning Requests" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zones (R-2)" and 10-10A "Commercial Zones (C-1, C-2, C-3)".

The petitioner's properties are currently listed in the County Records under the ownership of the Mitchell Family Trust. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. At this time, the Mitchell Family is desirous to sell their property to an individual or group who could develop the land appropriately for use within the local community.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for your review (please see attached documentation for more). The four questions, as written on the application, have been answered by the applicant on an attached response sheet. On the response sheet it is noted that the applicant intends to work on a potential patio home project for "empty-nest individuals" at this location, should the rezoning request be approved by the City leadership.

This request for rezoning and potential intent for use as patio homes is in agreement with the General Plan for this location as these properties are established in the General Plan Land Use section as a transitional use zone between commercial and residential uses that are in harmony with adjacent uses already in place. Any future plans to subdivide the property would be required following the subdivision processes established within the City Code and would need to be reviewed by the Planning Commission and City Council (as outlined in City Code 10-21-12).

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes as noted in the attached documentation.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend or not recommend the rezoning to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

Below are excerpts from City Codes (as listed above) that have direct application to this rezoning request:

Title 10 Chapter 9 Article C:

ARTICLE C. SINGLE-FAMILY & SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

10-9C-1: PURPOSE AND INTENT:

The purpose of the R-2 zone classification is to accommodate a need for low density residential districts incorporating both single-family dwelling units and single-family dwelling units with a residential rental unit. (1985 Code § 19-18-1; amd. 2001 Code)

10-9C-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture.

Church, synagogue or similar permanent building used for regular religious worship.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Household pets.

Parking lot accessory to uses permitted in this zone.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwelling.

Temporary building and use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work. (1985 Code § 19-18-2; amd. Ord. 784, 4-19-2011)

10-9C-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in [chapter 19](#) of this title:

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Home occupation.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Public utility substation or water storage reservoir developed by a public agency.

Single rental unit created only by owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental unit shall be incidental to the

primary residential use and shall meet the following minimum standards:

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure;

The rental unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

The rental unit shall have its own off street parking provided on the primary dwelling premises. Exiting units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

10-9C-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
	One-family dwelling	8,000 square feet
	One-family dwelling with rental unit	10,000 square feet
Minimum lot width:		
	One-family dwelling	70 feet
	One-family dwelling with rental unit	80 feet
Minimum yard setbacks:		
	Front	25 feet except average of existing dwellings where 50 percent frontage is developed but not less than 20 feet
	Side:	
	Main building	8 feet, with total width of 2 side yards of not less than 18 feet and 20 feet each side for other main buildings
	Accessory building	8 feet, except 1 foot if located at least 6 feet in rear of main building; but not closer than 9 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner	20 feet, except average where 50 percent frontage is developed, but not less than 15 feet
	Rear:	
	Main building	25 feet

	Accessory building	When the accessory building is attached to the main building, in any manner whatsoever, then the minimum rear setback is 20 feet from the property line. When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building, then the rear setback for the accessory building may be no less than 1 foot from the property line. If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	2 ¹ / ₂ stories or 35 feet

Title 10 Chapter 10 Article A:

ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)

10-10A-1: PURPOSE AND INTENT:

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 803, 4-4-2012)

10-10A-2: SITE DEVELOPMENT STANDARDS:

	C-1	C-2	C-3
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	20 feet	20 feet	20 feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet

Rear	None, except 20 feet adjacent to a residential boundary ¹	20 feet ¹	20 feet ¹
Building height:			
Minimum	1 story	1 story	1 story
Maximum	2 ¹ / ₂ stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

General Plan Guidance (Section Reference)

Listed as Mixed-Use Transitional for Planned Commercial-High and Residential-Low Density uses.

Legal Comments - City Attorney



Steve Brooks, Attorney

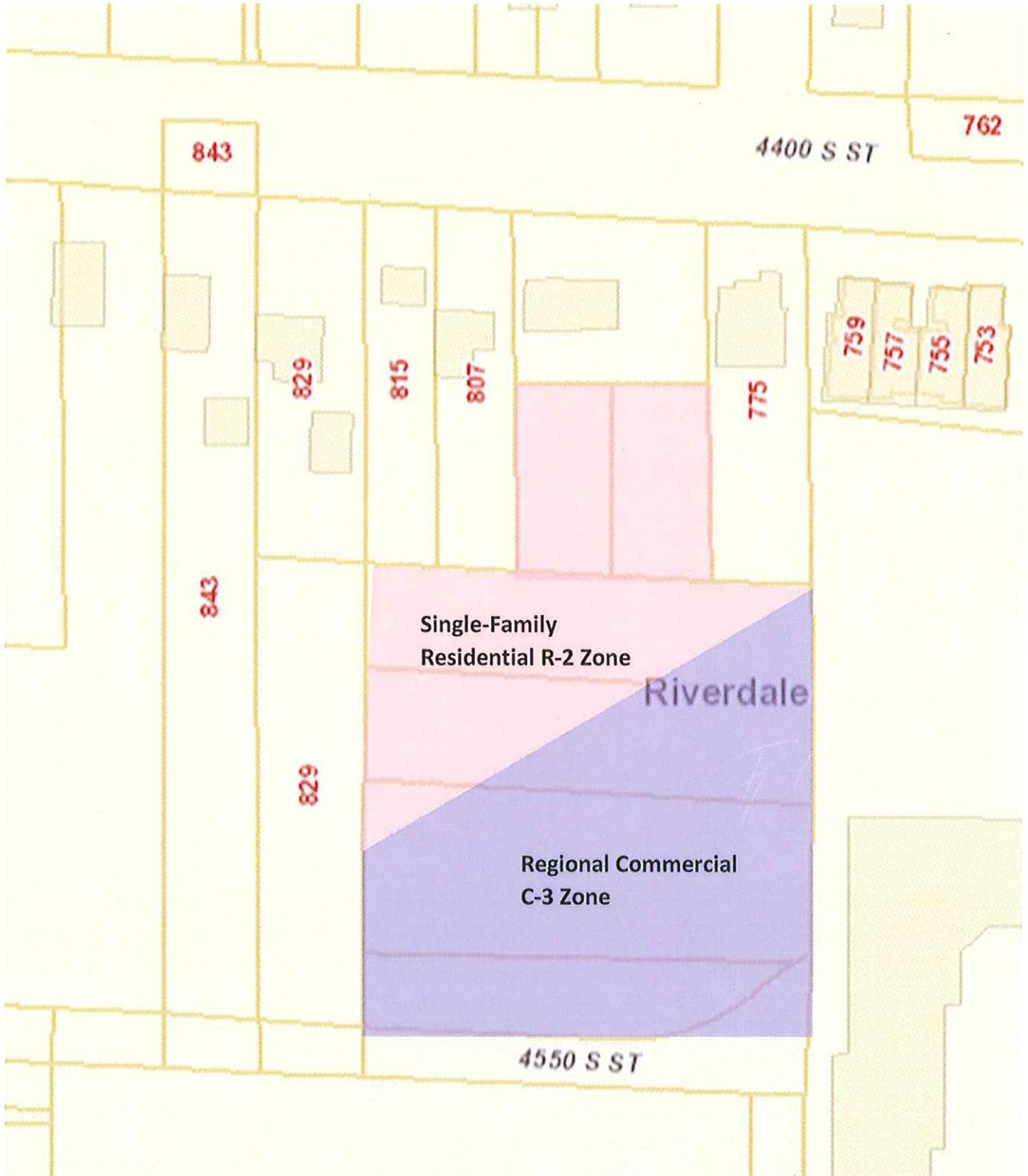
Administrative Comments - City Administrator



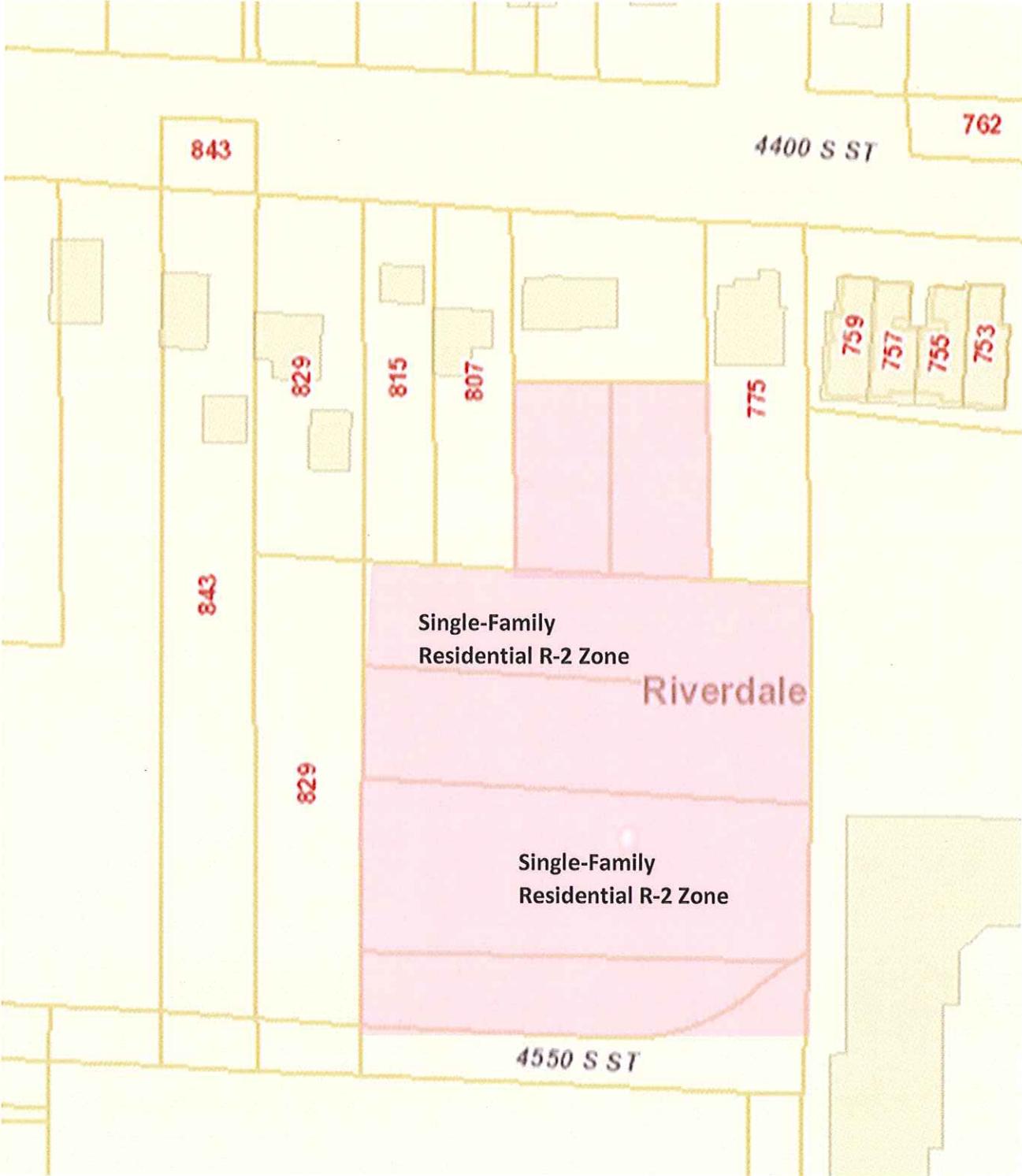
Rodger Worthen, City Administrator

Rezone Request – Approx. 800 West 4450 South

Current Zoning Status



Proposed Zoning Change



**800 West 4450 South – Checklist Regarding Public Hearing Notice for
Land Use Amendment/Re-zone/General Plan Amendment**

- 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

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

1. UDOT – Region One: sent on Dec 11, 2014
2. Weber School District: sent on Dec 11, 2014
3. Weber County Government: sent on Dec 11, 2014
4. Roy Water Conservancy District: sent on Dec 11, 2014
5. Weber Basin Water Conservancy District: sent on Dec 11, 2014
6. Comcast: sent on Dec 11, 2014
7. Century Link: sent on Dec 11, 2014
8. Rocky Mountain Power: sent on Dec 11, 2014
9. Questar Gas: sent on Dec 11, 2014



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 11th day of December, 2014, I supervised the placement of a sign on property located at 800 West 4450 South 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 11th day of December, 2014.

A handwritten signature in cursive script that reads "Jeff Woody".

Jeff Woody, Riverdale Building Official

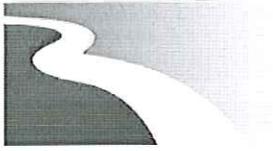


Riverdale
City

**NOTICE OF
REZONE REQUEST**

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

The sign is a rectangular board with a black border, supported by two black metal legs. It is placed on a grassy area with scattered brown leaves. In the background, there is a line of trees with autumn foliage and a concrete curb in the foreground.



Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED: Dec. 9, 2014 FEE SCHEDULE: **\$250**

APPLICANT NAME: Forest Creek Court PHONE NUMBER: 801 964-0960

APPLICANT ADDRESS: 392 N 3050 W. 801 866-3228
LAYTON, UTAH 84041

ADDRESS OF SITE: Approx 700 W. ⁴⁴⁵⁰ 4400 So. Riverdale

PROPERTY OWNER: Mitchell Family Trust

PRESENT ZONING: R-2 Residential - C-3 Commercial

PRESENT USE: Agricultural (currently not in use)

PROPOSED ZONING: R-2

PROPOSED USE: Residential

PROPERTY ACREAGE: 2.13

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?

Hugh I. Parke
Signature of Applicant

Bill Mitchell
Signature of Property Owner

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

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.486117

Dec 9, 2014

FOREST CREEK/ HUGH PARKE

Previous Balance:	.00
MISCELLANEOUS - RE ZONE FEE APPLICATION	250.00
10-34-1500 ZONING & SUB. FEES	

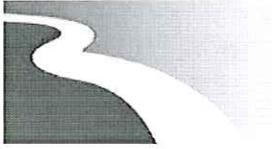
Total:	250.00
--------	--------

CHECK	Check No: 1244	250.00
Total Applied:		250.00

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

Duplicate Copy

12/09/2014 04:55PM



APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
 - a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
 - b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
 - c. LEGAL DESCRIPTION of the subject property.
 - d. REZONE REQUEST FEE of \$250 as established by resolution of the Riverdale City Council.

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

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

Planning Commission scheduled public hearing:

Date: _____ Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

RIVERDALE CITY REZONE REQUEST

RE: MITCHEL PROPERTY

A. WHY SHOULD THE PRESENT ZONING BE CHANGED:

It is our proposal to develop lots in order to build homes for empty-nest individuals. These home will provide the homeowner with easy to maintain patio homes.

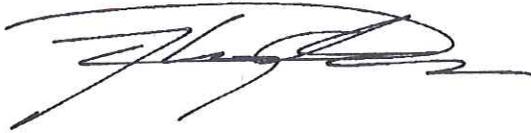
B. HOW IS THE PROPOSED CHANGE IN HARMONY WITH THE CITY GENERAL PLAN FOR THIS AREA:

Currently the Mitchell property is zoned *R-2 RESIDENTIAL/C-3 COMMERCIAL*, our proposal to rezone the entire *2.13 acres R-2* is in harmony with the City's General Plan which allows for one or the other current zoning designations with the mixed use buffer.

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: N/A

D. HOW IS THE CHANGE IN THE PUBLIC INTEREST AS WELL AS THE APPLICANT'S DESIRE:

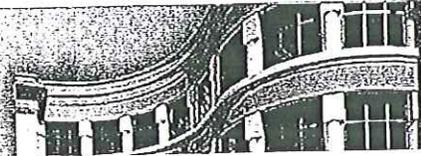
This proposed change in zoning will further accentuate the mixed use buffer zone between other homes on the north and the current businesses to the south of the property.



SIGNATURE OF APPLICANT: _____



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0008		
OWNER: MITCHELL, VIRGINIA H TRUSTEE	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	R/P	ACRES: 0
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 7.17 CHAINS SOUTH AND NORTH 87D WEST 429 FEET; THENCE SOUTH 30' WEST 223 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 30' WEST 80 FEET; THENCE SOUTH 87D EAST 4.25 CHAINS; THENCE NORTH 30' EAST 80 FEET; THENCE NORTH 87D WEST 280.5 FEET TO BEGINNING.		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:39 pm</i>		



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0009		
OWNER: MITCHELL, VIRGINIA H TRUSTEE	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	ORIG	ACRES: 0
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 7.17 CHAINS TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG THE SOUTH LINE OF SAID ROAD 429.0 FEET; THENCE SOUTH 0D30' WEST 303.0 FEET TO BEGINNING POINT OF PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 87D0' EAST 280.5 FEET; THENCE SOUTH 0D30' WEST 80.0 FEET; THENCE NORTH 87D0' WEST 280.5 FEET; THENCE NORTH 0D30' EAST 80.0 FEET TO THE PLACE OF BEGINNING.		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:39 pm</i>		



Weber County Government
Property Information System



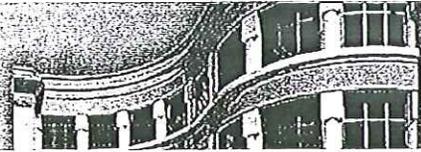
Weber County Recorder Legal Description

Parcel Number: 06-018-0016		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 26
DESCRIPTION OF PROPERTY	2013 R/P	ACRES: .1625
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WHICH BEGINS AT A POINT 339 FEET, MORE OR LESS, NORTH 87D WEST FROM THE EAST LINE OF SAID QUARTER SECTION (AT THE NORTHERLY CORNER OF AN AGREED BOUNDARY LINE WHICH FIXES SUCH POINT OF BEGINNING AS LYING NORTH 87D WEST 4 FEET 6 INCHES FROM THE INTERSECTION OF THE SOUTH LINE OF THE STATE ROAD AND A LINE DRAWN NORTH 0D30' EAST FROM THE NORTHEAST CORNER OF A CERTAIN RETAINING WALL NEAR THE WEST SIDE OF GRANTORS LAND); RUNNING THENCE SOUTH 0D30' WEST 223 FEET; THENCE SOUTH 87D EAST 62.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF GRANTOR'S LAND; THENCE NORTH 0D30' EAST 223 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF GRANTOR'S LAND; THENCE NORTH 0D30' EAST 223 FEET TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG SAID STATE ROAD 62.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, INCLUDING ALL SURPLUS LAND WHICH MAY LINE BETWEEN SUCH AGREED WEST BOUNDARY LINE AND THE EAST LINE OF GRANTOR'S LAND IT BEING UNDERSTOOD BY GRANTOR THAT THERE IS APPROXIMATELY 5.98 FEET OF SUCH SURPLUS INCLUDED IN THE ABOVE DESCRIPTION.</p> <p>EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY WD E# 2649859: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING ON A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, BEING LOCATED NORTH 00D52'35" EAST 2131.59 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 226.19 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01D00'58" WEST 108.86 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE PROJECTION AND SAID EXISTING FENCE LINE NORTH 86D46'32" WEST 134.84 FEET TO AN EXISTING FENCE CORNER WITH CONCRETE FOOTING, THENCE ALONG AN EXISTING FENCE LINE NORTH 01D42'00" EAST 109.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 86D22'27" EAST 133.57 FEET TO THE POINT OF BEGINNING.</p> <p>[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]</p> <p>[NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 10, CHAPTER 9a, PART 6.]</p>		
COMMENTS:		

For Tax Purposes Only. As of: December 9, 2014, 4:38 pm		



Weber County Government
Property Information System



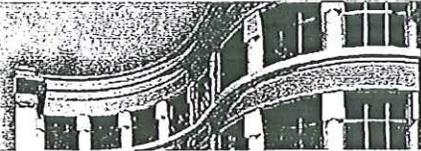
Weber County Recorder Legal Description

Parcel Number: 06-018-0017		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 26
DESCRIPTION OF PROPERTY	2013 R/P	ACRES: .1677
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD 7.17 CHAINS SOUTH AND NORTH 87D WEST 212.5 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 87D WEST 64 FEET; THENCE SOUTH 30' WEST 223 FEET; THENCE SOUTH 87D EAST 64 FEET; THENCE NORTH 30' EAST 223 FEET TO THE PLACE OF BEGINNING.</p> <p>EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY WD E# 2649859: A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING ON A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, BEING LOCATED NORTH 00D52'35" EAST 2131.59 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 226.19 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01D00'58" WEST 108.86 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE PROJECTION AND SAID EXISTING FENCE LINE NORTH 86D46'32" WEST 134.84 FEET TO AN EXISTING FENCE CORNER WITH CONCRETE FOOTING, THENCE ALONG AN EXISTING FENCE LINE NORTH 01D42'00" EAST 109.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 86D22'27" EAST 133.57 FEET TO THE POINT OF BEGINNING.</p> <p>[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]</p> <p>[NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 10, CHAPTER 9a, PART 6.]</p>		
COMMENTS:		

For Tax Purposes Only. As of: December 9, 2014, 4:39 pm		



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0018		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	2013 ORIG	ACRES: .254
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 00D52'35" EAST 1668.06 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 185.94 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THEN ALONG THE ARC OF A 196.55 FOOT RADIUS CURVE TO THE LEFT 5.12 FEET, HAVING A CENTRAL ANGLE OF 01D29'31" CHORD BEARS SOUTH 47D11'40" WEST 5.12 FEET; THENCE ALONG THE ARC OF A 139.11 FOOT RADIUS CURRVE TO THE RIGHT 114.56 FEET, HAVING A CENTRAL ANGLE OF 47D11'02" CHORD BEARS SOUTH 70D01'58" WEST 111.35 FEET; THENCE NORTH 86D22'27" WEST 155.70 FEET; THENCE NORTH 00D57'03" EAST 48.32 FEET, THENCE SOUTH 86D22'27" EAST 263.53 FEET TO POINT OF BEGINNING. E#2654934		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:40 pm</i>		



Weber County Recorder Legal Description

Parcel Number: 06-018-0019		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	2013 CORR	ACRES: .52
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30' WEST 7.17 CHAINS TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG SOUTH LINE OF SAID ROAD 429.0 FEET; THENCE SOUTH 30' WEST 383.0 FEET TO BEGINNING POINT OF PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 89D0' EAST 280.5 FEET; THENCE SOUTH 0D30' WEST 80.0 FEET; THENCE NORTH 87D0' WEST 280.5 FEET; THENCE NORTH 0D30' EAST 80.0 FEET TO THE PLACE OF BEGINNING.</p> <p>EXCEPT THAT PORTION DEEDED E#1073426</p> <p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, SAID POINT LYING ON THE PROJECT CENTERLINE OF 4450 SOUTH STREET AND NORTH 1612.5 FEET AND WEST 429.5 FEET, MORE OR LESS, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE NORTH 0D30' EAST ALONG THE WEST LINE OF SAID PROPERTY, 30.03 FEET; THENCE SOUTH 86D52'40" EAST PARALLEL TO AND NORTHERLY 30 FEET FROM SAID CENTERLINE, 150.04 FEET, MORE OR LESS, THENCE NORTHEASTERLY, ALONG THE ARC OF A 139.11-FOOT RADIUS CURVE TO THE LEFT, 114.55 FEET (CHORD BEARS NORTH 69D31'35" EAST 111.35 FEET); THENCE NORTHEASTERLY, ALONG THE ARC OF A 196.55 FOOT RADIUS CURVE TO THE RIGHT, 34.23 FEET (CHORD BEARS NORTH 50D55'54" EAST 34.19 FEET) TO THE EAST LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 0D30' WEST ALONG SAID EAST LINE, 97.62 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 86D52'40" WEST ALONG THE SOUTH LINE OF SAID PROPERTY AND PROJECTED CENTERLINE OF 4475 SOUTH STREET, 280.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p>		
COMMENTS:		

For Tax Purposes Only. As of: December 9, 2014, 4:40 pm		



December 11, 2014

Notice of Public Hearing

Riverdale City gives notice that on Tuesday, December 23, 2014 during the regular Planning Commission meeting, which begins at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah, there will be a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Zoning Map, specifically to rezone a property located at 800 W. 4450 S. from C-3 Regional Commercial Zone to Single-Family and Single Family with Rental Unit Residential R-2. Public Comment is invited.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

December 11, 2014

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, December 23, 2014 during the regular Planning Commission meeting, which begins at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah, there will be a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Zoning Map, specifically to rezone a property located at 800 W. 4450 S. from C-3 Regional Commercial Zone to Single-Family and Single Family with Rental Unit Residential R-2. A map can be viewed on the city's website www.riverdalecity.com. Public Comment is invited.

Publish one time on December 13, 2014.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

eherrick@riverdalecity.com

Ember Herrick

City Recorder

Fax: 801-399-5784

Phone: 801-394-5541 ext 1232

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 12/12/14 10:41 by dmailo

Acct #: 100310

Ad #: 565371

Status: N

RIVERDALE CITY CORP
4600 S WEBER RIVER DR
RIVERDALE UT 84405-3782

Start: 12/13/2014 Stop: 12/13/2014
Times Ord: 1 Times Run: ***
LEGL 1.00 X 1.76 Words: 101
Total LEGL 2.00
Class: 30090 LEGALS
Rate: LEGLS Cost: 72.25
Affidavits: 1

Contact: EMBER HERRICK
Phone: (801)394-5541ext
Fax#: (801)399-5784ext
Email: @riverdalecity.com
Agency:

Ad Descrpt: PC HEARING 12/23
Given by: EMAIL EMBER HERRICK
Created: dmail 12/12/14 10:39
Last Changed: dmail 12/12/14 10:41

PUB ZONE ED TP START INS STOP SMTWTFS
SE A 97 W 12/13/14 1 12/13/14 SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, December 23, 2014 during the regular Planning Commission meeting, which begins at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah, there will be a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Zoning Map, specifically to rezone a property located at 800 W. 4450 S. from C-3 Regional Commercial Zone to Single-Family and Single Family with Rental Unit Residential R-2. A map can be viewed on the city's website www.riverdalecity.com. Public Comment is invited.

Pub.: December 13, 2014. 565371

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: D2

SUBJECT: Consideration of Meeting Schedule for 2015

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve schedule

INFORMATION: See attached schedule:

[Draft Meeting Schedule for 2015](#)

[BACK TO AGENDA](#)



**RIVERDALE CITY
2015 ANNUAL SCHEDULE
PLANNING COMMISSION MEETING SCHEDULE**

Regular meetings of the Riverdale Planning Commission will be held the second and fourth Tuesdays of the month at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 13	July 14
January 27	July 28
February 10	August 11
February 24	August 25
March 10	September 8
March 24	September 22
April 14	*September 29
April 28	October 13
May 12	October 27
May 26	November 10
June 9	November 24
June 23	December 8
	December 22

****Joint Strategic Planning Meeting with City Council and Planning Commission held at 4600 S Weber River Dr.***

The City of Riverdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call 394-5541 extension 1232, giving at least two working days notice.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: E1

- SUBJECT:** 1. a. Public hearing to receive and consider public comment on a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.
- b. Consideration of a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.

PETITIONER: Forest Creek Construction – Hugh Parke

INFORMATION: [Executive Summary](#)

[Rezone Request Maps](#)

[Public Notice Checklist](#)

[Affected Entities Notice Listing Information](#)

[Certification of Sign Placement](#)

[Rezone Request Application and receipt](#)

[Map and Legal Descriptions](#)

[Notice of Public Hearing and Proof of Publication](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 12-23-2014

Petitioner: Forest Creek Construction - Hugh Parke

Summary of Proposed Action

Forest Creek Construction, represented by Hugh Parke, has applied for a rezone of the Mitchell Family properties located at approximately 800 West 4450 South from the current Regional Commercial C-3 cross-zoning to a proposed Single-Family and Single-Family with Rental Unit Residential R-2 zoning to align with already established R-2 zoning on neighboring properties to the north of this location. There are approximately 2.13 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing has been scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezoning Requests" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zones (R-2)" and 10-10A "Commercial Zones (C-1, C-2, C-3)".

The petitioner's properties are currently listed in the County Records under the ownership of the Mitchell Family Trust. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. At this time, the Mitchell Family is desirous to sell their property to an individual or group who could develop the land appropriately for use within the local community.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for your review (please see attached documentation for more). The four questions, as written on the application, have been answered by the applicant on an attached response sheet. On the response sheet it is noted that the applicant intends to work on a potential patio home project for "empty-nest individuals" at this location, should the rezoning request be approved by the City leadership.

This request for rezoning and potential intent for use as patio homes is in agreement with the General Plan for this location as these properties are established in the General Plan Land Use section as a transitional use zone between commercial and residential uses that are in harmony with adjacent uses already in place. Any future plans to subdivide the property would be required following the subdivision processes established within the City Code and would need to be reviewed by the Planning Commission and City Council (as outlined in City Code 10-21-12).

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes as noted in the attached documentation.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend or not recommend the rezoning to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

Below are excerpts from City Codes (as listed above) that have direct application to this rezoning request:

Title 10 Chapter 9 Article C:

ARTICLE C. SINGLE-FAMILY & SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

10-9C-1: PURPOSE AND INTENT:

The purpose of the R-2 zone classification is to accommodate a need for low density residential districts incorporating both single-family dwelling units and single-family dwelling units with a residential rental unit. (1985 Code § 19-18-1; amd. 2001 Code)

10-9C-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture.

Church, synagogue or similar permanent building used for regular religious worship.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Household pets.

Parking lot accessory to uses permitted in this zone.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwelling.

Temporary building and use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work. (1985 Code § 19-18-2; amd. Ord. 784, 4-19-2011)

10-9C-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in [chapter 19](#) of this title:

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Home occupation.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Public utility substation or water storage reservoir developed by a public agency.

Single rental unit created only by owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental unit shall be incidental to the

primary residential use and shall meet the following minimum standards:

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure;

The rental unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

The rental unit shall have its own off street parking provided on the primary dwelling premises. Exiting units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

10-9C-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
	One-family dwelling	8,000 square feet
	One-family dwelling with rental unit	10,000 square feet
Minimum lot width:		
	One-family dwelling	70 feet
	One-family dwelling with rental unit	80 feet
Minimum yard setbacks:		
	Front	25 feet except average of existing dwellings where 50 percent frontage is developed but not less than 20 feet
	Side:	
	Main building	8 feet, with total width of 2 side yards of not less than 18 feet and 20 feet each side for other main buildings
	Accessory building	8 feet, except 1 foot if located at least 6 feet in rear of main building; but not closer than 9 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner	20 feet, except average where 50 percent frontage is developed, but not less than 15 feet
	Rear:	
	Main building	25 feet

	Accessory building	When the accessory building is attached to the main building, in any manner whatsoever, then the minimum rear setback is 20 feet from the property line. When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building, then the rear setback for the accessory building may be no less than 1 foot from the property line. If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	2 ¹ / ₂ stories or 35 feet

Title 10 Chapter 10 Article A:

ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)

10-10A-1: PURPOSE AND INTENT:

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 803, 4-4-2012)

10-10A-2: SITE DEVELOPMENT STANDARDS:

	C-1	C-2	C-3
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	20 feet	20 feet	20 feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet

Rear	None, except 20 feet adjacent to a residential boundary ¹	20 feet ¹	20 feet ¹
Building height:			
Minimum	1 story	1 story	1 story
Maximum	2 ¹ / ₂ stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

General Plan Guidance (Section Reference)

Listed as Mixed-Use Transitional for Planned Commercial-High and Residential-Low Density uses.

Legal Comments - City Attorney



Steve Brooks, Attorney

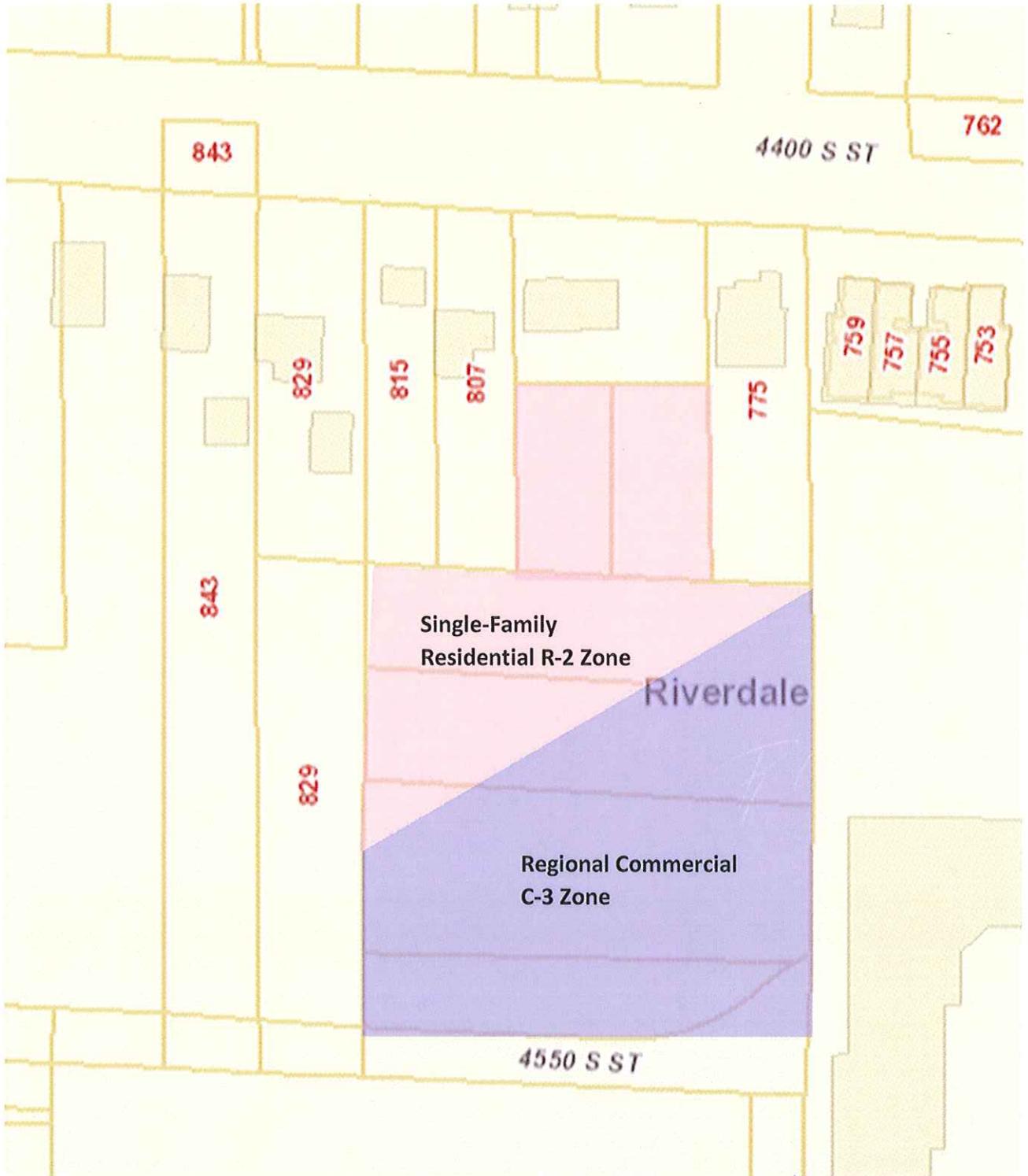
Administrative Comments - City Administrator



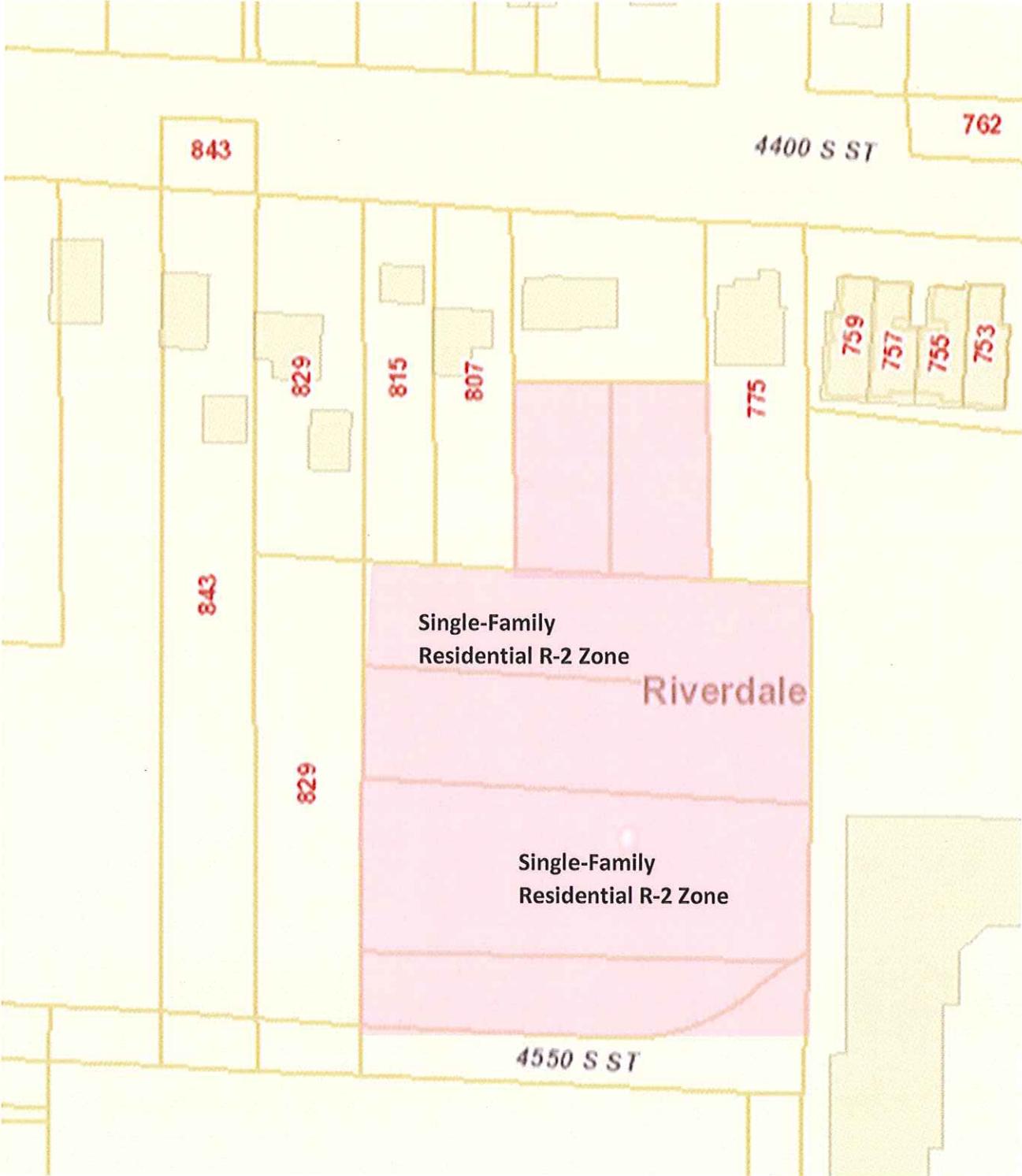
Rodger Worthen, City Administrator

Rezone Request – Approx. 800 West 4450 South

Current Zoning Status



Proposed Zoning Change



**800 West 4450 South – Checklist Regarding Public Hearing Notice for
Land Use Amendment/Re-zone/General Plan Amendment**

- 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

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

1. UDOT – Region One: sent on Dec 11, 2014
2. Weber School District: sent on Dec 11, 2014
3. Weber County Government: sent on Dec 11, 2014
4. Roy Water Conservancy District: sent on Dec 11, 2014
5. Weber Basin Water Conservancy District: sent on Dec 11, 2014
6. Comcast: sent on Dec 11, 2014
7. Century Link: sent on Dec 11, 2014
8. Rocky Mountain Power: sent on Dec 11, 2014
9. Questar Gas: sent on Dec 11, 2014



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 11th day of December, 2014, I supervised the placement of a sign on property located at 800 West 4450 South 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 11th day of December, 2014.

A handwritten signature in cursive script that reads "Jeff Woody".

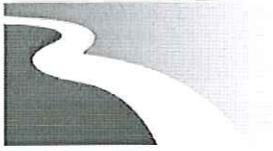
Jeff Woody, Riverdale Building Official

 Riverdale
City

**NOTICE OF
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X 1215





Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED: Dec. 9, 2014 FEE SCHEDULE: **\$250**

APPLICANT NAME: Forest Creek Court PHONE NUMBER: 801 964-0960

APPLICANT ADDRESS: 392 N 3050 W. 801 866-3228
LAYTON, UTAH 84041

ADDRESS OF SITE: Approx 700 W. ⁴⁴⁵⁰ 4400 So. Riverdale

PROPERTY OWNER: Mitchell Family Trust

PRESENT ZONING: R-2 Residential - C-3 Commercial

PRESENT USE: Agricultural (currently not in use)

PROPOSED ZONING: R-2

PROPOSED USE: Residential

PROPERTY ACREAGE: 2.13

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?

Hugh I. Parke
Signature of Applicant

Bill Mitchell
Signature of Property Owner

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

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.486117

Dec 9, 2014

FOREST CREEK/ HUGH PARKE

Previous Balance:	.00
MISCELLANEOUS - RE ZONE FEE APPLICATION	250.00
10-34-1500 ZONING & SUB. FEES	

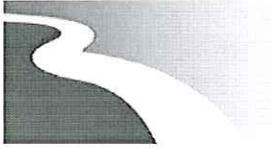
Total:	250.00
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CHECK	Check No: 1244	250.00
Total Applied:		250.00

Change Tendered:	.00
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Duplicate Copy

12/09/2014 04:55PM



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 \$250 as established by resolution of the Riverdale City Council.

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

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

Planning Commission scheduled public hearing:

Date: _____ Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

RIVERDALE CITY REZONE REQUEST

RE: MITCHEL PROPERTY

A. WHY SHOULD THE PRESENT ZONING BE CHANGED:

It is our proposal to develop lots in order to build homes for empty-nest individuals. These home will provide the homeowner with easy to maintain patio homes.

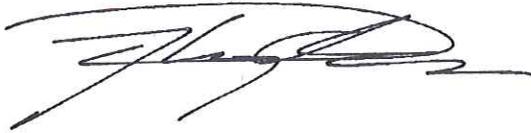
B. HOW IS THE PROPOSED CHANGE IN HARMONY WITH THE CITY GENERAL PLAN FOR THIS AREA:

Currently the Mitchell property is zoned *R-2 RESIDENTIAL/C-3 COMMERCIAL*, our proposal to rezone the entire *2.13 acres R-2* is in harmony with the City's General Plan which allows for one or the other current zoning designations with the mixed use buffer.

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: N/A

D. HOW IS THE CHANGE IN THE PUBLIC INTEREST AS WELL AS THE APPLICANT'S DESIRE:

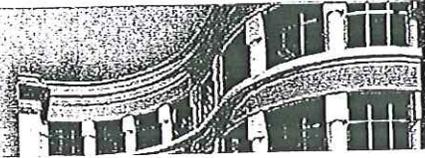
This proposed change in zoning will further accentuate the mixed use buffer zone between other homes on the north and the current businesses to the south of the property.



SIGNATURE OF APPLICANT: _____



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0008		
OWNER: MITCHELL, VIRGINIA H TRUSTEE	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	R/P	ACRES: 0
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 7.17 CHAINS SOUTH AND NORTH 87D WEST 429 FEET; THENCE SOUTH 30' WEST 223 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 30' WEST 80 FEET; THENCE SOUTH 87D EAST 4.25 CHAINS; THENCE NORTH 30' EAST 80 FEET; THENCE NORTH 87D WEST 280.5 FEET TO BEGINNING.		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:39 pm</i>		



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0009		
OWNER: MITCHELL, VIRGINIA H TRUSTEE	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	ORIG	ACRES: 0
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 7.17 CHAINS TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG THE SOUTH LINE OF SAID ROAD 429.0 FEET; THENCE SOUTH 0D30' WEST 303.0 FEET TO BEGINNING POINT OF PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 87D0' EAST 280.5 FEET; THENCE SOUTH 0D30' WEST 80.0 FEET; THENCE NORTH 87D0' WEST 280.5 FEET; THENCE NORTH 0D30' EAST 80.0 FEET TO THE PLACE OF BEGINNING.		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:39 pm</i>		



Weber County Government
Property Information System



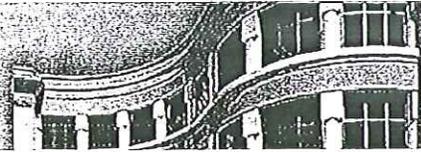
Weber County Recorder Legal Description

Parcel Number: 06-018-0016		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 26
DESCRIPTION OF PROPERTY	2013 R/P	ACRES: .1625
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WHICH BEGINS AT A POINT 339 FEET, MORE OR LESS, NORTH 87D WEST FROM THE EAST LINE OF SAID QUARTER SECTION (AT THE NORTHERLY CORNER OF AN AGREED BOUNDARY LINE WHICH FIXES SUCH POINT OF BEGINNING AS LYING NORTH 87D WEST 4 FEET 6 INCHES FROM THE INTERSECTION OF THE SOUTH LINE OF THE STATE ROAD AND A LINE DRAWN NORTH 0D30' EAST FROM THE NORTHEAST CORNER OF A CERTAIN RETAINING WALL NEAR THE WEST SIDE OF GRANTORS LAND); RUNNING THENCE SOUTH 0D30' WEST 223 FEET; THENCE SOUTH 87D EAST 62.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF GRANTOR'S LAND; THENCE NORTH 0D30' EAST 223 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF GRANTOR'S LAND; THENCE NORTH 0D30' EAST 223 FEET TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG SAID STATE ROAD 62.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, INCLUDING ALL SURPLUS LAND WHICH MAY LINE BETWEEN SUCH AGREED WEST BOUNDARY LINE AND THE EAST LINE OF GRANTOR'S LAND IT BEING UNDERSTOOD BY GRANTOR THAT THERE IS APPROXIMATELY 5.98 FEET OF SUCH SURPLUS INCLUDED IN THE ABOVE DESCRIPTION.</p> <p>EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY WD E# 2649859: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING ON A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, BEING LOCATED NORTH 00D52'35" EAST 2131.59 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 226.19 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01D00'58" WEST 108.86 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE PROJECTION AND SAID EXISTING FENCE LINE NORTH 86D46'32" WEST 134.84 FEET TO AN EXISTING FENCE CORNER WITH CONCRETE FOOTING, THENCE ALONG AN EXISTING FENCE LINE NORTH 01D42'00" EAST 109.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 86D22'27" EAST 133.57 FEET TO THE POINT OF BEGINNING.</p> <p>[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]</p> <p>[NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 10, CHAPTER 9a, PART 6.]</p>		
COMMENTS:		

For Tax Purposes Only. As of: December 9, 2014, 4:38 pm		



Weber County Government
Property Information System

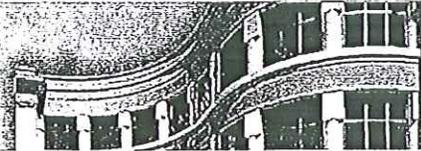


Weber County Recorder Legal Description

Parcel Number: 06-018-0017		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 26
DESCRIPTION OF PROPERTY	2013 R/P	ACRES: .1677
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD 7.17 CHAINS SOUTH AND NORTH 87D WEST 212.5 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 87D WEST 64 FEET; THENCE SOUTH 30' WEST 223 FEET; THENCE SOUTH 87D EAST 64 FEET; THENCE NORTH 30' EAST 223 FEET TO THE PLACE OF BEGINNING.</p> <p>EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY WD E# 2649859: A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING ON A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, BEING LOCATED NORTH 00D52'35" EAST 2131.59 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 226.19 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01D00'58" WEST 108.86 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE PROJECTION AND SAID EXISTING FENCE LINE NORTH 86D46'32" WEST 134.84 FEET TO AN EXISTING FENCE CORNER WITH CONCRETE FOOTING, THENCE ALONG AN EXISTING FENCE LINE NORTH 01D42'00" EAST 109.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 86D22'27" EAST 133.57 FEET TO THE POINT OF BEGINNING.</p> <p>[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]</p> <p>[NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 10, CHAPTER 9a, PART 6.]</p>		
COMMENTS:		
*** For Tax Purposes Only. As of: December 9, 2014, 4:39 pm		



Weber County Government
Property Information System



Weber County Recorder Legal Description

Parcel Number: 06-018-0018		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	2013 ORIG	ACRES: .254
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 00D52'35" EAST 1668.06 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 86D22'27" WEST 185.94 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THEN ALONG THE ARC OF A 196.55 FOOT RADIUS CURVE TO THE LEFT 5.12 FEET, HAVING A CENTRAL ANGLE OF 01D29'31" CHORD BEARS SOUTH 47D11'40" WEST 5.12 FEET; THENCE ALONG THE ARC OF A 139.11 FOOT RADIUS CURRVE TO THE RIGHT 114.56 FEET, HAVING A CENTRAL ANGLE OF 47D11'02" CHORD BEARS SOUTH 70D01'58" WEST 111.35 FEET; THENCE NORTH 86D22'27" WEST 155.70 FEET; THENCE NORTH 00D57'03" EAST 48.32 FEET, THENCE SOUTH 86D22'27" EAST 263.53 FEET TO POINT OF BEGINNING. E#2654934		
COMMENTS:		
*** <i>For Tax Purposes Only. As of: December 9, 2014, 4:40 pm</i>		



Weber County Recorder Legal Description

Parcel Number: 06-018-0019		
OWNER: MITCHELL FAMILY TRUST	ADDRESS: 248 W 5450 S OGDEN UT 844056845	TAXING UNIT 413
DESCRIPTION OF PROPERTY	2013 CORR	ACRES: .52
<p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30' WEST 7.17 CHAINS TO THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 87D WEST ALONG SOUTH LINE OF SAID ROAD 429.0 FEET; THENCE SOUTH 30' WEST 383.0 FEET TO BEGINNING POINT OF PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 89D0' EAST 280.5 FEET; THENCE SOUTH 0D30' WEST 80.0 FEET; THENCE NORTH 87D0' WEST 280.5 FEET; THENCE NORTH 0D30' EAST 80.0 FEET TO THE PLACE OF BEGINNING.</p> <p>EXCEPT THAT PORTION DEEDED E#1073426</p> <p>PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, SAID POINT LYING ON THE PROJECT CENTERLINE OF 4450 SOUTH STREET AND NORTH 1612.5 FEET AND WEST 429.5 FEET, MORE OR LESS, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE NORTH 0D30' EAST ALONG THE WEST LINE OF SAID PROPERTY, 30.03 FEET; THENCE SOUTH 86D52'40" EAST PARALLEL TO AND NORTHERLY 30 FEET FROM SAID CENTERLINE, 150.04 FEET, MORE OR LESS, THENCE NORTHEASTERLY, ALONG THE ARC OF A 139.11-FOOT RADIUS CURVE TO THE LEFT, 114.55 FEET (CHORD BEARS NORTH 69D31'35" EAST 111.35 FEET); THENCE NORTHEASTERLY, ALONG THE ARC OF A 196.55 FOOT RADIUS CURVE TO THE RIGHT, 34.23 FEET (CHORD BEARS NORTH 50D55'54" EAST 34.19 FEET) TO THE EAST LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 0D30' WEST ALONG SAID EAST LINE, 97.62 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 86D52'40" WEST ALONG THE SOUTH LINE OF SAID PROPERTY AND PROJECTED CENTERLINE OF 4475 SOUTH STREET, 280.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p>		
COMMENTS:		

<i>For Tax Purposes Only. As of: December 9, 2014, 4:40 pm</i>		



December 11, 2014

Notice of Public Hearing

Riverdale City gives notice that on Tuesday, December 23, 2014 during the regular Planning Commission meeting, which begins at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah, there will be a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Zoning Map, specifically to rezone a property located at 800 W. 4450 S. from C-3 Regional Commercial Zone to Single-Family and Single Family with Rental Unit Residential R-2. Public Comment is invited.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

December 11, 2014

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, December 23, 2014 during the regular Planning Commission meeting, which begins at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah, there will be a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Zoning Map, specifically to rezone a property located at 800 W. 4450 S. from C-3 Regional Commercial Zone to Single-Family and Single Family with Rental Unit Residential R-2. A map can be viewed on the city's website www.riverdalecity.com. Public Comment is invited.

Publish one time on December 13, 2014.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

eherrick@riverdalecity.com

Ember Herrick

City Recorder

Fax: 801-399-5784

Phone: 801-394-5541 ext 1232

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 12/12/14 10:41 by dmailo

Acct #: 100310

Ad #: 565371

Status: N

RIVERDALE CITY CORP
4600 S WEBER RIVER DR
RIVERDALE UT 84405-3782

Start: 12/13/2014 Stop: 12/13/2014
Times Ord: 1 Times Run: ***
LEGL 1.00 X 1.76 Words: 101
Total LEGL 2.00
Class: 30090 LEGALS
Rate: LEGLS Cost: 72.25
Affidavits: 1

Contact: EMBER HERRICK
Phone: (801)394-5541ext
Fax#: (801)399-5784ext
Email: @riverdalecity.com
Agency:

Ad Descrpt: PC HEARING 12/23
Given by: EMAIL EMBER HERRICK
Created: dmail 12/12/14 10:39
Last Changed: dmail 12/12/14 10:41

PUB ZONE ED TP START INS STOP SMTWTFS
SE A 97 W 12/13/14 1 12/13/14 SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

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Pub.: December 13, 2014. 565371

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
December 23, 2014**

AGENDA ITEM: F1

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

[BACK TO AGENDA](#)