RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 11, 2017

6:00 p.m. – Planning Commission Work Session Meeting (City Offices)
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. 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

D. Consent Items
   1. Consideration of Meeting Minutes from:
      March 14, 2017 Work Session
      March 14, 2017 Regular Meeting
   2. Consideration to set a public hearing on April 25, 2017 to receive and consider
      comments regarding a proposed rezone of properties located at approximately 1378 West
      Ritter Drive from Agricultural (A-1) zoning to Single Family Residential (R-1-8) zoning.
      Presented by: Mike Eggett, Community Development

E. Discretionary Items

F. 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 7th day of April, 2017 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.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D1

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on March 14, 2017.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 3/14/17

b. Regular Meeting Planning Commission Minutes 3/14/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, March 14, 2017, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

Excused: Lori Fleming, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Others Present:

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Fleming who is excused.

Presentations and Reports: Chairman Hilton turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Next Planning Commission Meeting may be cancelled.
- Hobby Lobby continues construction.
- City Council approved the storm drain design standards
- Legislative Updates will need to be reviewed with potential updates to the Riverdale City Code

Mr. Eggett stated he will bring forward the legislative updates with their potential impacts in further detail in the future.

There was a discussion regarding rental units with an emphasis on zoning and code requirements. There was a discussion regarding the Good Landlord program. Mr. Eggett noted the police department had some form of landlord program and encouraged any additional questions be directed to Officer Casey Warren.

Consent Items:
Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the February 28, 2017 meeting. There were no corrections/requested.

Action Items:
Chairman Hilton invited discussion regarding the first action item, Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405. Mr. Eggett summarized the executive session and invited questions. There was a discussion regarding set-backs and Mr. Eggett noted the applicant needed to show set-backs on the plans.

There was a brief discussion regarding parking and Mr. Eggett noted there would be a speed table added to the existing parking lot to increase pedestrian safety.

Chairman Hilton clarified that if the Planning Commission forwarded a favorable recommendation to the City Council regarding this item, it would be contingent upon the applicant addressing any outstanding items before they appeared before the City Council. Mr. Eggett confirmed.

Discretionary Items:
There were no discretionary items discussed.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 5:58 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 14, 2017, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman  
Blair Jones, Vice-Chair  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Robert Wingfield, Commissioner  
Gary Boatright, Commissioner  

City Employees: Mike Eggett, Community Development  
Jackie Manning, City Recorder  

Excused: Lori Fleming, Commissioner  

Visitors: Good Earth Representative, Rhett Stone

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Fleming who is excused.

B. Open Communications

There were no members of the public present for open communications.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
1. Riverdale Town Square construction continues.
2. Hobby Lobby construction continues.
3. Legislative updates will be shared with the Planning Commission Shortly.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on February 28, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the February 28, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Wingfield moved to approve consent items, meeting minutes as written. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of passing the meeting minutes.

E. Action Items

1. Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

Good Earth Natural Foods, has applied for an Amended Site Plan review of the Riverdale Good Earth store located at approximately 1050 West Riverdale Road in a Regional Commercial (C-3) zone. As part of this site plan amendment, the applicant is also working on a full remodel of the store exterior and interior (as represented in the following documents). The property is currently owned by Riverdale North, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the Good Earth Natural Foods amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Good Earth Natural Foods amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the proposal of the Amended Site Plan for Good Earth Natural Foods.

Title 10 Ordinance Guidelines (Code Reference)
This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

The proposed development parcel is located at approximately 1050 West Riverdale Road in the recent Family Center North shopping center location on property currently owned by Riverdale North, LLC. The property is in a Regional Commercial C-3 zone and the desired use of this property will continue as a retail merchandise store that is planned to be fully remodeled.

The Design Review Committee is expected to review and consider the exterior update and design alterations at the beginning of the coming week.

Attached with this executive summary is a document entitled “Amended Site Plan Review – Good Earth Natural Foods”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. Please note that the Engineering comments are included on the department reports page, as the first comment on that page. The Planning Commission should discuss any concerns raised by these summaries.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the updated proposal of the Amended Site Plan for Good Earth Natural Foods.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.

Mr. Eggett stated he received updated drawings from the applicant today. Mr. Eggett noted all outstanding items: ownership name needed, existing easements need to be identified, on-site lighting, signage, set-backs identified, dedicated parking stalls.

Rhett Stone, applicant representative for Good Earth Natural Foods, stated he is aware of the outstanding items. He will ensure any outstanding items will be addressed before they appear for the City Council, which is anticipated for the April 4, 2017 meeting.

There was a discussion regarding traffic flow, and Mr. Stone felt the design would positively impact traffic as it would make it safer for pedestrians with the added speed table. Construction will be during the evening, as the business would like to stay open. There will be temporary fencing in the area.

**MOTION:** Commissioner Eskelsen moved to forward a favorable recommendation to the City Council, for the site plan amendment for Good Earth Natural Foods, located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405, subject to all outstanding concerns being fully addressed prior to the City Council Meeting. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Gailey, Boatright, Eskelsen, Wingfield, Hilton and Jones all voted in favor of the site plan amendment.

**F. Discretionary Items**

Chairman Hilton invited discussion. Commissioner Gailey discussed crime activity involving car theft in the area near the Riverdale City Golden Spike Park. Commissioner Gailey asked Mr. Eggett to forward that information to the police department.

**G. Adjournment**

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

The meeting adjourned at 6:46 PM.
Planning Commission Regular Meeting, March 14, 2017

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: April 11, 2017
RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 11, 2017

AGENDA ITEM: D2

SUBJECT: Consideration to set a public hearing on April 25, 2017 to receive and consider comments regarding a proposed rezone of properties located at approximately 1378 West Ritter Drive from Agricultural (A-1) zoning to Single Family Residential (R-1-8) zoning.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to set public hearing.

INFORMATION:

a. RD Dev-Coleman Rezone Request

b. Riverdale City Rezone Application

BACK TO AGENDA
RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED: 3/24/2017
APPLICANT NAME: Ryan Anderson
APPLICANT ADDRESS: On File

ADDRESS OF SITE: 1378 West Ritter
PROPERTY OWNER: Howard C Coleman Family Trust & Howard Land LLC

PRESENT ZONING: A-1
PRESENT USE: Agriculture/Residential

PROPOSED ZONING: R-1-8
PROPOSED USE: Single Family Residential

PROPERTY ACREAGE: 10.20

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

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

Signature of Applicant Signature of Property Owner

I authorize RD Development Group LLC/Anderson Development to act as my representative in all matters relating to this application.
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<tr>
<td><strong>REZONE REQUEST APPLICATION</strong></td>
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**DATE SUBMITTED**: 3/24/2017  
**APPLICATION NAME**: Ryan Anderson  
**APPLICATION ADDRESS**: 9537 South 700 East  
Sandy, Utah 84070  
**ADDRESS OF SITE**: 1376 West Ritter  
**PROPERTY OWNER**: Howard C Coleman Family Trust & Howards Land LLC  

| **PRESENT ZONING** | A-1  
| **PRESENT USE** | Agriculture/Residential  
| **PROPOSED ZONING** | R-1-B  
| **PROPOSED USE** | Single Family Residential  

**PROPERTY ACREAGE**: 10.29

**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?

[Signatures]

Signature of Applicant  
Signature of Property Owner

I authorize RD Development Group LLC/Anderson Development to act as my representative in all matters relating to this application.
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 28138366

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Billing Information
DAVE MORTON
, 84092

Transaction taken by: rboman

https://secure.xpressbillpay.com/common/payment_process.php

3/27/2017
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 Application Additional Information

A. Why should the present zoning be changed?
   • To allow for residential housing which reflects the city's vision for the property

B. How is the proposed change in harmony with the City General Plan for this area?
   • The proposed use matches the city's vision for Low Density Residential - single family subdivisions.

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?
   • NA

D. How is the change in the public interest as well as the applicant's desire?
   • To provide additional housing inventory

Legal Descriptions

Parcel # 08-107-0070

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT 730.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 330.00 FEET; THENCE SOUTH 660.00 FEET; THENCE WEST 330.00 FEET; THENCE NORTH 660.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES.

Parcel # 08-107-0071

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN U S SURVEY: BEGINNING 256.27 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 803.73 FEET; THENCE SOUTH 660 FEET; THENCE WEST TO A POINT SOUTH 318 FEET AND SOUTH 64 DEGREES 43 MINUTES AND SOUTH 55 DEGREES 20 MINUTES EAST 183 FEET AND SOUTH 75 FEET FROM SAID NORTHWEST CORNER; THENCE NORTH 75 FEET, THENCE NORTH 55 DEGREES 20 MINUTES WEST 183 FEET; THENCE NORTH 64 DEGREES WEST 76.7 FEET; THENCE NORTH 237.7 FEET, MORE OR LESS, TO A POINT 259.1 FEET SOUTH 00 DEGREES 10 MINUTES WEST AND 44 FEET EAST FROM THE POINT OF BEGINNING, THENCE WEST 44 FEET; THENCE NORTH 00 DEGREES 16 MINUTES EAST 259.1 FEET TO BEGINNING. EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT 730.00 FEET EAST FROM THENORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 330.00 FEET; THENCE SOUTH 660.00 FEET; THENCE WEST 330.00 FEET; THENCE NORTH 660.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES (E# 2306617) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED   JAN. 3, 2017
APPLICANT NAME   RIVERDALE CITY
APPLICANT ADDRESS 4100 WEBER RIVER DR.
                  RIVERDALE UT 84405

ADDRESS OF SITE  APPROX 1500 W. RITTER DR.
PROPERTY OWNER   RIVERDALE CITY

PRESENT ZONING
PRESENT USE: VACANT LAND

PROPOSED ZONING   R-1-8
PROPOSED USE: RESIDENTIAL

PROPERTY ACREAGE: .28 12,128 59. FEET  .03 1,188 59. FEET  .31 TOTAL ACRES

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

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

Signature of Applicant

Signature of Property Owner

I authorize __________________________________________ to act as my representative in all matters relating to this application.
APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

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

   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder’s Office.
   c. LEGAL DESCRIPTION of the subject property.
   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

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

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

Planning Commission scheduled public hearing:

Date: ______________________ Decision: ______________________

City Council consideration of application:

Date: ______________________ Decision: ______________________
Date:  January 3, 2017

**REZONE REQUEST FOR PARCEL 08-05-0002 & PARCEL 08-107-0076**

Riverdale City is requesting a rezone of property from Agriculture to R-1-8 for parcels 08-505-0002 and 08-107-0076.

The purpose of the rezone request is to prepare this City owned property for future sale of the land for residential development.

The proposed zone requested is complying with recent adjacent lands rezone recommendation of the planning commission to the City Council and with areas current residential land uses. The request also complies with the City’s general plan map and future land use designation. The rezone will also allow the City to move forward with potential sale of the parcel if the adjacent Coleman property is again proposed for future development.

This rezone request will prepare the land for sale by the City. These two parcels of property were “left-over” from the development/extension of 1500 west connecting to Ritter Drive. The subdivision of land for 1500 West connection occurred in spring of 2009, (see attached copy of subdivision plat). The City desires to recoup some of the funding used in the development of 1500 West Street and desires to prepare the land for future development or sale with the R-1-8 zone designation that allows for residential use.
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER SAID POINT BEING SOUTH 0D36'33" WEST ALONG THE QUARTER SECTION LINE 2,652.04 FEET, THIS BEING THE CENTER OF SAID SECTION AS PRESENTLY MONUMENTED, AND SOUTH 89D53'57" EAST (SOUTH 89D54'16" EAST CURRENT WEBER COUNTY BEARING SHEET) ALONG QUARTER SECTION LINE 259.79 FEET FROM THENORTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENECOUNT WEST 259.10 FEET; THENCE NORTH 89D53'57" WEST, 3.56 FEET, TO THE EAST LINE OF THE PROPOSED 1500 WEST STREET; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO COURSES: 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET A DISTANCE OF 39.79 FEET, LONG CHORD BEARS NORTH 2D36'16" EAST 39.76 FEET; 2) NORTH 0D50'58" WEST 219.39 FEET; THENCE SOUTH 89D53'57" EAST 7.76 FEET, TO THE POINT OF BEGINNING. Total area .03 acres.

ALL OF LOT 2, 1500 WEST STREET SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH.