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:
      - April 11, 2017 Work Session
      - April 11, 2017 Regular Meeting

E. **Action Items**
   1. a. Public Hearing to receive and consider public comment regarding a rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located at approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).
   
   b. Consideration to forward recommendation to City Council regarding a rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

   *Presented by: Mike Eggett, Community Development*

   2. a. Public Hearing to receive and consider public comment regarding a rezone request from Riverdale City, regarding property located at approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).
   
   b. Consideration to forward recommendation to City Council regarding rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

   *Presented by: Mike Eggett, Community Development*

F. **Discretionary Items**

G. **Adjournment**

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

**Certificate of Posting**
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 27th day of April, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at [http://www.riverdalecity.com/](http://www.riverdalecity.com/) 3) the Public Notice Website: [http://www.utah.gov/pmn/index.html](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: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on April 11, 2017

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 04/11/17

b. Regular Meeting Planning Commission Minutes 04/11/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, April 11, 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
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

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

Others Present: No members of the public were present.

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance.

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

- Riverdale Town Square continues construction.
- Hobby Lobby continues construction.
- Habit Burger continues construction
- Tuesday Morning continues remodel and construction.
- Security Federal Credit Union is open.

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 March 14, 2017 meeting. There were no corrections requested.

Chairman Hilton invited discussion regarding the second consent item, consideration to set a public hearing on April 25, 2017 regarding the rezone requests for two properties located along Ritter Drive in Riverdale City. Mike Eggett, the Community Development Director, clarified there are two applications being noticed for a rezone. The first rezone request is for property located approximately 1378 West Ritter Drive, requested by Howard C Coleman Family Trust & Howards Land LLC, as represented by Ryan Anderson, RD Development Group, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). The second rezone request is for property located approximately 1500 West Ritter Drive, requested by Riverdale City, zone change from Agricultural (A-1) to Single Family Residential (R-1-8).

Mr. Eggett read an email from the City Administrator, Rodger Worthen, regarding the fee waiver for the rezone request from Riverdale City. A copy was retained for public record.

There was a brief discussion regarding the rezone request made by Riverdale City. It was explained by Commissioner Fleming that parcel was originally obtained for a road right-of-way.

There was a discussion regarding the previous public hearing regarding a rezone request for property located 1378 West Ritter Drive, which occurred on November 15, 2016. Mr. Eggett noted during this referenced meeting the City Council were ready to approve the rezone request to a Single Family Residential (R-1-8), but that zone did not meet the previous applicant’s needs, so the rezone did not move forward.

Mr. Eggett explained the applicant, as represented by Ryan Anderson, was made aware of the road improvements (curb, gutter, sidewalk) which would be required along Ritter Drive and Coleman Lane (for the portion of their development), which would include the relocating of power poles.

Mr. Eggett discussed the zoning along Ritter Drive and identified which areas are currently zoned R-1-8 Single Family Residential. Commissioner Fleming noted the properties along Ritter Drive were larger than R-1-8 lot size minimums.

There was a brief discussion regarding the Riverdale City General Plan. Mr. Eggett clarified the property 1378 West Ritter Drive was listed in the General Plan as low density housing. Mr. Eggett further clarified R-1-4.5 and up are considered low density housing.

Mr. Eggett explained tonight’s agenda is to set a public hearing, but not make an official recommendation regarding the rezone request.
There was a discussion regarding the roles of City Council and Planning Commission. Chairman Hilton explained the Planning Commission is a separate body of government, to make recommendations to the City Council.

Mr. Eggett discussed the application process for rezone requests including the notifications and public hearing requirement. Mr. Eggett discussed Utah State law in relation to land use applications and explained an applicant has 30 days within the date of application to have their request reviewed.

Discretionary Items:

Mr. Eggett dispersed training materials pertaining to the 2017 legislative session as outlined by the Utah League of Cities and Towns summary, which was presented at their annual conference. A copy of this training was retained for public record.

Commissioner Fleming offered to set up a training, conducted by Mike Ostermiller, for the Planning Commission regarding legislative updates. The Planning Commission gave a consensus to receive the training.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:29 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, April 11, 2017, at 6:31 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
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

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

Visitors: Ryan Anderson, RD Development Group
Joe Garlington, RD Development Group

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.

B. Open Communications

There were no open communications.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
- Riverdale Town Square continues construction.
- Hobby Lobby continues construction.
- Habit Burger continues construction.
- Tuesday Morning continues remodel and construction.
- Security Federal Credit Union is open.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on March 14, 2017.

Chairman Hilton invited changes or corrections to the Planning Commission meeting minutes for the March 14, 2017 Work Session and Regular Meeting and there were none.

MOTION: Commissioner Wingfield moved to approve meeting minutes as written. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor to approve consent items.

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

Chairman Hilton invited discussion regarding the second consent item, consideration to set a public hearing on April 25, 2017 regarding the rezone requests for two properties located along Ritter Drive in Riverdale City. Mike Eggett, the Community Development Director, clarified there are two applications being noticed for a rezone. The first rezone request is for property located approximately 1378 West Ritter Drive, requested by Howard C Coleman Family Trust & Howards Land LLC, as represented by Ryan Anderson, RD Development Group, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). This rezone application is for 10.29 acres.

The second rezone request is for property located approximately 1500 West Ritter Drive, requested by Riverdale City, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). This rezone application is for .31 acres.

Chairman Hilton invited Ryan Anderson, with RD Development Group, to speak regarding the rezone request. Mr. Anderson stated his goal was to meet the needs of the community. They reviewed the past rezone request regarding this property, as such they are requesting the R-1-8 zoning.
Commissioner Jones asked if there was a conceptual plan available. Mr. Anderson confirmed and dispersed a copy of a rough draft conceptual plan to the Planning Commission. A copy was retained for public record. Mr. Anderson stated there will not be an access road connecting to Ritter Drive.

There was a brief discussion regarding potential lot sizes in relation to setbacks.

**MOTION:** Commissioner Jones moved to set a public hearing for 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. Commissioner Wingfield seconded the motion.

Mr. Eggett recommended an amendment to the motion to include the second rezone request [application from Riverdale City].

**AMENDED MOTION:** Commissioner Jones moved to amend his motion to include the second application for property located approximately 1500 West Ritter Drive, requested by Riverdale City, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). Commissioner Wingfield seconded the amended motion.

**CALL THE QUESTION:** Commissioner Boatright, Wingfield, Eskelsen, Fleming, Gailey, Jones, and Chairman Hilton all voted in favor to set the public hearing.

### E. Discretionary Items

Chairman Hilton asked if there were any discretionary items and there were none.

### F. Adjournment

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

The meeting adjourned at 6:40 PM.

Date Approved: May 9, 2017
AGENDA ITEM: E1

SUBJECT: Consideration to forward recommendation to City Council regarding a rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

PRESENTER: Mike Eggett, Community Development

APPLICANT: Howard C Coleman Family Trust & Howards Land LLC

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION: a. Executive Summary

b. Rezone Map

c. Application

d. Public Hearing Check list

e. Public Entities List

f. 10-9a-205(4) Notices

g. Certification of Sign Placement

h. Notice of Public Hearing
Planning Commission
Executive Summary

For the Commission meeting on: 5-9-2017

Petitioner: RD Development Group LLC and the Coleman Family
Represented by Ryan Anderson

Summary of Proposed Action

RD Development Group LLC, the petitioner in this matter, is requesting a rezone of two properties located at approximately 1378 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future subdivision development opportunities for these properties. This request is for approximately 10.29 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and 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 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)."

The petitioner’s properties are currently listed in the County Records under the ownership of Howard C Coleman Family Trust, Howards Land LLC, and Riverdale City. These Coleman Family properties are currently being utilized as agricultural and grazing use properties and have been operating in this fashion for many years. At current time the zoning is compatible with the current use on the site.

RD Development Group LLC/Anderson Development has entered into a purchase agreement with the Coleman Family for the properties affected by this petition. RD Development Group representatives have indicated that the group’s intent for the properties is to potentially subdivide the properties into single-family residential lots that could be accessible from 1500 West and 1250 West (Coleman Lane) respectively.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

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

Staff would encourage the 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, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission
recommendation.

**General Plan Guidance (Section Reference)**

Listed as Residential - Low Density which is agreeable with the petitioner's request.

**Legal Comments – City Attorney**

<table>
<thead>
<tr>
<th>Steve Brooks</th>
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<td>Steve Brooks, Attorney</td>
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</table>

**Administrative Comments – City Administrator**

<table>
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<tr>
<th>Rodger Worthen</th>
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<tr>
<td>Rodger Worthen, City Administrator</td>
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Signatures were added electronically after each party reviewed the item. Any comments regarding this item are reflected accordingly.
March 27th, 2017

Coleman Property/RD Development Group LLC – rezone request for properties along Ritter Drive, 1250 W., and 1500 W. from Agricultural (A-1) Zone to Single-Family Residential (R-1-8) Zone. Area bound in black requested to be rezoned as noted.
RIVERDALE CITY
REZONE REQUEST APPLICATION

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

ADDRESS OF SITE: 1373 West Ritter
PROPERTY OWNER: Howard C Coleman Family Trust & Howards Land LLC

PRESENT ZONING: R-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.
# RIVERDALE CITY REZONE REQUEST APPLICATION

<table>
<thead>
<tr>
<th>Date Submitted</th>
<th>3/24/2017</th>
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<tbody>
<tr>
<td>Applicant Name</td>
<td>Ryan Anderson</td>
</tr>
<tr>
<td>Applicant Address</td>
<td>9537 South 700 East</td>
</tr>
<tr>
<td></td>
<td>Sandy, Utah 84070</td>
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<tr>
<td>Address of Site</td>
<td>1576 West Ritter</td>
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<td>Property Owner</td>
<td>Howard C Coleman Family Trust &amp; Howards Land LLC</td>
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<table>
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<tr>
<th>Present Zoning</th>
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<td>Proposed Zoning</td>
<td>R-1-B</td>
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<tr>
<td>Proposed Use</td>
<td>Single Family Residential</td>
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<td>Property Acreage</td>
<td>10.29</td>
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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.
**Xpress Bill Pay - Payment Processing**

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

**XBP Confirmation Number:** 28138366

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**Transaction Number:** 66106896PT  
**Visa:** XXXX-XXXX-XXXX-0632  
**Status:** Successful

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<th>Quantity</th>
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</tr>
</thead>
<tbody>
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<td>Zoning amp;amp Subdiv. Fee</td>
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<td>$250.00</td>
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</table>

**TOTAL:** $250.00

**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 BASE & MERIDIAN, U.S SURVEY; BEGINNING 526.27 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 640 FEET EAST 435 FEET AND SOUTH 55D20' EAST 183 FEET AND SOUTH 75 FEET FROM SAID NORTHWEST CORNER; THENCE NORTH 75 FEET, THENCE NORTH 55D20' WEST 183 FEET; THENCE NORTH 640 FEET WEST 76.7 FEET; THENCE NORTHWESTERLY 237.7 FEET, MORE OR LESS, TO A POINT 259.1 FEET SOUTH 0D10' WEST AND 44 FEET EAST FROM THE POINT OF BEGINNING, THENCE WEST 44 FEET; THENCE NORTH 0D16' 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 THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 330.00 FEET; THENCE SOUTH 660 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.]
1378 West Ritter Drive – 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 April 25, 2017
4. Roy Water Conservancy District: sent on April 25, 2017
6. Comcast: sent on April 25, 2017
7. Century Link: sent on April 25, 2017
8. Rocky Mountain Power: sent on April 25, 2017
9. Questar Gas: sent on April 25, 2017
10. Central Weber Sewer District: sent on April 25, 2017
April 25\textsuperscript{th}, 2017

\textbf{Howard C. Coleman Family Trust}  
5368 South 1050 West  
Ogden, Utah 84405

Dear Members of the Howard C. Coleman Family Trust:

Due to a public hearing notification error, the previously scheduled public hearing has been rescheduled to May 9\textsuperscript{th}, 2017, as noted below.

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

\textbf{Notice of Public Hearing}  
Riverdale Planning Commission  
Tuesday, May 9, 2017  
Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-8) zoning. Further information regarding the proposal can be viewed at \url{www.riverdalecity.com}. Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website (\url{www.riverdalecity.com}) under the “City Code” tab. The A-1 zoning language is found under Title 10, Chapter 8, and the R-1-8 zoning language is found under Title 10, Chapter 9B.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director
April 25th, 2017

Howard’s Land LLC
5408 South Weber Drive
Riverdale, Utah 84405

Dear Members of the Howards Land LLC group:

Due to a public hearing notification error, the previously scheduled public hearing has been rescheduled to May 9th, 2017, as noted below.

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, May 9, 2017
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-8) zoning. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the “City Code” tab. The A-1 zoning language is found under Title 10, Chapter 8, and the R-1-8 zoning language is found under Title 10, Chapter 9B.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

**Michael Eggett**

Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 25th day of April, 2017, I supervised the placement of a sign on property located at approximately 1378 West Ritter Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 25th day of April, 2017.

Jeff Woody, Community Development Department
Notice of Rezone Request

For information, contact Riverdale City at:
801-394-5541 x 1215
Riverdale City gives notice that on Tuesday, May 9, 2017 during the regular Planning Commission Meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

1) Rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

2) Rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Maps of the zoning area may be viewed on the Riverdale City Website: www.riverdalecity.com.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale Planning Commission concerning the proposed action at the aforementioned time and place.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 21st day of April, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

This notice is scheduled to be published in the Standard Examiner on Sunday, April 23, 2017.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: E2

SUBJECT: Consideration to forward recommendation to City Council regarding rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

PRESENTER: Mike Eggett, Community Development

APPLICANT: Riverdale City

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION:

a. Executive Summary
b. Rezone Map
c. Application
d. Letter from City Administrator
e. Public Hearing Checklist
f. Public Entities List
g. 10-9a-205 Notice
h. Certification of Sign Placement
i. Notice of Public Hearing

BACK TO AGENDA
**Planning Commission**

**Executive Summary**

For the Commission meeting on: 5-9-2017  
Petitioner: Riverdale City  
Represented by Mike Eggett/Rodger Worthy

<table>
<thead>
<tr>
<th>Summary of Proposed Action</th>
</tr>
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<tbody>
<tr>
<td>Riverdale City, as the petitioner in this matter, is requesting a rezone of two properties located at approximately 1500 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future development opportunities for these properties. This request is for approximately 0.31 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and 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.</td>
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<tr>
<th>Title 10 Ordinance Guidelines (Code Reference)</th>
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<tbody>
<tr>
<td>This rezone request is regulated under City Code 10-5 &quot;Rezone Requests&quot; and is affected by City Codes 10-8 &quot;Agricultural Zones (A-1)&quot; and 10-10-9B &quot;Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)&quot;.</td>
</tr>
</tbody>
</table>

The City properties are currently listed in the County Records under the ownership of Riverdale City. These properties are currently not being utilized for any specific purpose and are a maintenance concern for the City. At current time the zoning has established these lots as legal nonconforming properties owned and maintained by the City.

A rezone of these properties would afford Riverdale City more opportunities to make available the land for conveyance to future interested parties.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

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

Staff would encourage the 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, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.
General Plan Guidance (Section Reference)

Listed as Residential - Low Density which is agreeable with the petitioner's request.

Legal Comments – City Attorney

<p>| |</p>
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<tr>
<td>Steve Brooks</td>
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<td>Steve Brooks, Attorney</td>
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</tbody>
</table>

Administrative Comments – City Administrator

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<tr>
<td>Rodger Worthen</td>
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<tr>
<td>Rodger Worthen, City Administrator</td>
</tr>
</tbody>
</table>

Signatures were added electronically after each party reviewed the item. Any comments regarding this item are reflected accordingly.
January 3rd, 2017

Riverdale City – rezone request for properties along Ritter Drive and 1500 W. from Agricultural (A-1) Zone to Single-Family Residential (R-1-8) Zone. Area bound in black requested to be rezoned as noted. Property on the corner of Ritter Drive and 1500 W. owned by Riverdale City; property along east edge of 1500 West owned by Riverdale City.
**RIVERDALE CITY**
**REZONE REQUEST APPLICATION**

<table>
<thead>
<tr>
<th>Date Submitted</th>
<th>JAN. 3, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name</td>
<td>RIVERDALE CITY</td>
</tr>
<tr>
<td>Applicant Address</td>
<td>4100 WEBER RIVER DR.</td>
</tr>
<tr>
<td></td>
<td>RIVERDALE UT 84405</td>
</tr>
<tr>
<td>Address of Site</td>
<td>APPROX 1500 W. RITTER DR.</td>
</tr>
<tr>
<td>Property Owner</td>
<td>RIVERDALE CITY</td>
</tr>
<tr>
<td>Fee Schedule</td>
<td>$250</td>
</tr>
<tr>
<td>Phone Number</td>
<td>801-394-5541</td>
</tr>
</tbody>
</table>

| Present Zoning       |                                |
| Present Use:         | VACANT LAND                    |
| Proposed Zoning      | R-1-8                          |
| Proposed Use:        | RESIDENTIAL                    |
| Parcel ID:           | 08-505-0002 08-107-0076        |
| Property Acreage:    | 0.28 12,123 sq. feet 0.03 1188 sq. feet 0.31 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.
2 PARELS OF LAND
08-505-0002 - .28/acre
08-107-0076 - .03/acre

SECTION 13, T.5N., R.2W., S.L.B. & M.
IN RIVERDALE CITY
SCALE 1"=200'

TAXING UNIT: 26, 39, 158

SEE PAGE 98
VALLEY SIDE SUB

NO. 3
SEE P. 102

Howard's Land LLC
081070070
3.29 AC. E
To 26

Howard's Coleman Family Trust
081070071
5.06 AC. E
To 26

Riverdale City
081070072
Stake 101
To 26

Cutrusbus Sub

Cutrusbus Sub No. 2

SEE PAGE 99

Cutrusbus Sub

Cutrusbus Sub No. 2

SEE PAGE 516

Farr Sub

Sub No. 2

SEE PAGE 131

Craig-Dale Sub. No. 2

5525 South Street

SEE PAGE 108

Craig-Dale Subdivision

5525 South St.

SEE PAGE 108

USA
081070030
To 39

SEE BOOK 9 P. 140

L.D.T. 4-87
Property Description: Weber County Parcel 08-07-0076

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP5 NORTH, RANGE 2 WEST, SA.T
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 THEN NORTH QUARTER CORNER OF SAID SECTION 13, AND
RUNNING THEN SOUTH 0D36'33" WEST 259.10 FEET; THENE NORTH 89D53'57" WEST 3.56 FEET, TO
THE EAST LINE OF THE PROPOSED 1500 WEST STREET; THENE 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; THENE SOUTH 89D53'57" EAST 7.76 FEET, TO THE POINT OF BEGINNING. Total area
.03 acres.

Property Description: Weber County Parcel: 08-05-0002

ALL OF LOT 2, 1500 WEST STREET SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH.
PART OF THE SE 1/4, OF SECTION 13, T.5N., R.2W., S.L.B. & M.

1500 WEST STREET SUBDIVISION
IN RIVERDALE CITY
SCALE 1" = 50'

TAXING UNIT: 26

SEE PAGE 107

SCOTT D. BARD & LINDA L. BARD TRUST
085050001
1.39 ACRE

SEE PAGE 107

SEE PAGE 107

SEE PAGE 107

FOR COMPLETE END DATA SEE ORIGINAL DEED OR PLAT IN
BOOK 70, PAGE 03 OF RECORDS.
Mike-

I’m providing confirmation for the record and for your discussion with the Planning commission regarding the City’s rezone application and associated fee of $250 for the 1500 West Ritter drive city owned properties. The fee is not required for the application. As such we would be “paying” ourselves for the work. The rationale is the property is currently owned by Riverdale City; no inter-fund relationship currently exists among funds or via ownership. In other words, the funding expense and revenue is housed entirely within the City’s general fund. No other funds are impacted or benefited by payment or non-payment.

Thanks for inquiring upon this issue.

Regards,
Rodger Worthen, MPA/AICP

City Administrator
4600 So. Weber River Drive
Riverdale, UT 84405
Office: 801-394-5541, ext.1233

www.riverdalecity.com
1500 West Ritter Drive – 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 April 25, 2017
4. Roy Water Conservancy District: sent on April 25, 2017
6. Comcast: sent on April 25, 2017
7. Century Link: sent on April 25, 2017
8. Rocky Mountain Power: sent on April 25, 2017
9. Questar Gas: sent on April 25, 2017
10. Central Weber Sewer District: sent on April 25, 2017
April 25th, 2017

Riverdale City  
Attn: Rodger Worthen  
4600 So. Weber River Drive  
Riverdale, Utah 84405

Dear Riverdale City Administrator:

Due to a public hearing notification error, the previously scheduled public hearing has been rescheduled to May 9th, 2017, as noted below.

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1500 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission  
Tuesday, May 9, 2017  
Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 1500 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-8) zoning. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the “City Code” tab. The A-1 zoning language is found under Title 10, Chapter 8, and the R-1-8 zoning language is found under Title 10, Chapter 9B.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 25th day of April, 2017, I supervised the placement of a sign on property located at approximately 1500 West Ritter Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 25th day of April, 2017.

Jeff Woody, Community Development Department
Riverdale City gives notice that on Tuesday, May 9, 2017 during the regular Planning Commission Meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

1) Rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

2) Rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

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Jackie Manning
Riverdale City Recorder