RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JUNE 27, 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:
      June 13, 2017 Work Session
      June 13, 2017 Regular Meeting
E. Action Items
   1. a. Public Hearing: to receive and consider public comment regarding a rezone request from Josh Yeates, regarding property located at approximately 1526 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)
      b. Consideration to forward recommendation to City Council regarding a rezone request from Josh Yeates, regarding property located at approximately 1526 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)
   2. a. Public Hearing: to receive and consider public comment regarding a rezone request from Josh Yeates, regarding property located at approximately 1560 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)
      b. Consideration to forward recommendation to City Council regarding rezone request from Josh Yeates, regarding property located at approximately 1560 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)

   All items will be presented by Rodger Worthen, City Administrator

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 16th day of June, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalearcity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on June 13, 2017

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:
   a. Work Session Meeting Planning Commission Minutes 06/13/17
   b. Regular Meeting Planning Commission Minutes 06/13/17
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, June 13, 2017, at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Vice-Chair
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

Excused: Steve Hilton, Chairman

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

Others Present:

The Planning Commission Work Session meeting began at 6:03 p.m. Vice-Chair Jones welcomed all members of the Planning Commission and stated for the record that all were in attendance, with the exception of Chairman Hilton, who was expected to arrive shortly.

Presentations and Reports: Vice-Chair Jones invited Mike Eggett, the Community Development Director to report to the Planning Commission about new businesses or remodeled businesses in the community. Mr. Eggett reported the following:

- At&t
- Salon Services
- MOD Pizza
- The Habit Grill
- Chipotle
- Wing-Stop
- Hobby Lobby
- Tuesday Morning
- Wood Creations
- Sleep Number
- El Pollo Loco
- Jersey Mike's Subs
- Target - remodel
- Good Earth - remodel

Mr. Eggett informed the Planning Commission of the upcoming grand opening for the Habit Grill which will occur on June 22, 2017 at 10:00 a.m. Tuesday Morning is planning their grand opening on June 30, 2017 with the time to be determined.

Commissioner Fleming asked about the design for the Town Square. Mr. Eggett confirmed the Town Square was built according to the plans that were approved by the City.

Consent Items:
Vice-Chair Jones asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the May 9, 2017 meeting. There were no corrections/requested.

Action Items:
Vice-Chair Jones invited discussion regarding the first action item, consideration of approval for an Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson. Mr. Eggett summarized the executive summary and invited questions.

There was a discussion regarding front set-backs for the R-2 Single Family Residential Zone. Mr. Eggett confirmed the applicant met the frontage set-backs.

The applicant recently submitted updated drawings, which have been reviewed by the public works director addressing the concerns.

It was noted the applicant is planning on adding additions to the home in the future.

Vice-Chair Jones invited discussion regarding the second action item, consideration of recommendation to the City
Council, for a second Site Plan Amendment for Riverdale Assisted Living Center, site located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, requested by Riverdale Living, LLC (Delyn and Josh Yeates). Mr. Eggett summarized the executive summary and invited questions.

Mr. Eggett discussed the outstanding items (Storm Water Maintenance Plan and Water Flow Test) as noted by the public works director. Mr. Eggett stated these items have now been submitted to the City by the applicant, but they have not yet been reviewed by the Public Works Director or the City Engineer.

Mr. Eggett confirmed he would not place this item on a City Council agenda until the outstanding items have been addressed.

There was a discussion regarding the improvements that would be made to Ritter Drive as a result of this development.

It was noted that a prior site plan has already been approved, so even if this site plan is not approved, the applicant could still develop under the prior site plan.

**Discretionary Items:**

Commissioner Fleming informed Mr. Eggett of teenagers holding signs along Ritter Drive with cones in an attempt to control traffic in the morning and afternoon. Commissioner Fleming expressed concern for the teenager's safety and the driver's safety. Mr. Eggett stated he would inform the police department of these comments so they could investigate the matter.

**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:00 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Planning Commission Regular Meeting, June 13, 2017

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 13, 2017, at 6:30 p.m., 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: Josh Yeates Delyn Yeates
Jared Olson Brittany Olson

A. Welcome & Roll Call

The meeting began at 6:32 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following new or remodeled businesses:
- AT&T
- Salon Services
- MOD Pizza
- Lady Jane's Haircuts for Men
- The Habit Grill
- Chipotle
- Wing-Stop
- Hobby Lobby
- Tuesday Morning
- Wood Creations
- Sleep Number
- El Pollo Loco
- Jersey Mike's Subs
- Target - remodel
- Good Earth - remodel

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on May 9, 2017.
Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the May 9, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration of setting public hearings on June 27, 2017 for: a. Rezone request for properties located approximately 1526 West Ritter Drive, Riverdale, Utah, 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates. b. Rezone request for properties located approximately 1560 West Ritter Drive, Riverdale, Utah 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.

Delyn Yeates, applicant of the rezone, explained the purpose of the rezone is to allow for a campus expansion for the Assisted Living Facility which will be built on the adjacent property. Mr. Yeates discussed the various types of facilities he hopes to make available with this expansion.

There was a brief discussion regarding the amount of residents that will be living at the facility in relation to staff members. The applicants confirmed they will bring answers to these questions at the next meeting.

Mr. Eggett reminded the Planning Commissioners the scope of this item was to set a public hearing. More information
E. Action Items

1. Consideration of approval for an Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson.

Chairman Hilton invited the applicant to discuss his application for the infill lot development.

Jared Olsen, Riverdale, Utah explained this single family home will be developed in 2 phases. The first phase will be a 920 square foot living space with a garage. It was noted the addition will be connected to the anticipated building. Mr. Olsen confirmed he will meet the requirements of the City Ordinance, including any requests made by the fire department for emergency response vehicles. He is waiting for property survey results, but when they become available he will forward them to the Planning Commissioners.

There was a discussion regarding rentals, and Mr. Olsen stated his intent was to live in the home versus renting it.

Below is the executive summary for the application, which was discussed during the work session meeting.

Petitioner Jared Olson has requested development of an infill lot (like a flag lot) in a Single-Family and Single-Family with Rental Unit Residential R-2 zone located at approximately 4300 South 1000 West (parcel id #06-004-0024). The property contains approximately 0.58 acres of land and has approximately 60 feet along 1000 West which could accommodate the driveway to access the entirety of the lot (see the attached proposal documentation for more information).

A public hearing is not required for this request and the Planning Commission, subject to Title 10, Chapter 12 “Infill Lots”, are the land use authority for this request. Following discussion of the request, the Planning Commission may make act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-9C “Single-Family and Single-Family with Rental Unit Residential Zone (R-2)”, 10-12 “Infill Lots”, and 10-14 “Regulations Applicable to All Zones” in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department.

The infill lot development is currently owned by Jared S Olson and wf Brittany. Historically, this property has sat vacant off of 1000 West due to lack of appropriate frontage to meet zone requirements for a legal building lot. Therefore, this infill lot development request is before the Planning Commission for review and consideration.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). The infill lot development consideration does require that specific requirements and conditions may be imposed upon the property “development as outlined by the Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration” (Riverdale City Code 10-12-3(A.)9.). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled “Departmental Staff Reports”.

MOTION: Commissioner Jones moved to approve Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson, subject to any building additions be connected to the single family home. Commissioner Wingfield seconded the motion.
There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Gailey, Boatright, Eskelsen, Fleming, Wingfield, Jones, Hilton all voted in favor of the approval.

2. Consideration of recommendation to the City Council, for a second Site Plan Amendment for Riverdale Assisted Living Center, site located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, requested by Riverdale Living, LLC (Delyn and Josh Yeates).

Delyn Yeates, the applicant, stated the site plan amendment is to accommodate an updated design to the Assisted Living Facility for the purpose of having more residents living at the assisted living facility. Mr. Yeates discussed his collaboration in meeting not only the City Requirements, but also in working with engineers to finalize the site plan.

Mr. Yeates stated the Storm Water Maintenance Plan and Schedule has been submitted, and is awaiting review from the City Engineer. Mr. Yeates further explained the Storm Water Design is in the process of being addressed. Mr. Yeates is working with a third party certified fire protection to finalize the report to address the culinary demand for water.

Below is the executive summary which was discussed during the Work Session meeting.

Riverdale Living, LLC, as represented by Delyn and Josh Yeates, has applied for a Second Amended Site Plan review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The original site plan was previously approved by the Riverdale City Council on August 2, 2011, updated on September 20, 2011, then known as Aunt Nancy’s Assisted Living Center, and was planned to be developed in two phases. An amended site plan was again approved for the Riverdale Assisted Living Center on July 5, 2016 for the project proposal (which included a development agreement that has been executed between the applicant and the City). Additionally, a previous agreement was made with the developers that a rezone process to change the zoning to Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. As part of this site plan approval process, a subdivision plat was created for the site and was anticipated to be recorded with the County. Unfortunately, the plat was never recorded and is provided following this document as part of this consideration approval process.

The project is being proposed for development on property currently owned by Riverdale Living, LLC. A public hearing is not required to consider this Site Plan proposal. The Second Amended Site Plan proposal is before the Planning Commission because the applicants have prepared an updated building plan that changed the overall footprint of the building in a way that is now configured differently than previously approved by the City Council in July 2016.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the proposed second amendment to the site plan and subdivision plat with any requested modifications/amendments, or not approve the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact.

**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 10-8 “Agricultural Zones (A-1, A-2),” 10-13D “Low-Impact Transition Overlay Zone (LIT)”, “10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and 10-16 “Sign Regulations”.

The proposed development parcel is located at the west end of Ritter Drive on property currently owned by Riverdale Living, LLC. The property is in an A-1 zone and the desired use of this property, per federal housing standards, would be allowed for this project to be developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the facility.

Attached with this executive summary is a document entitled “Second Amendment to Site Plan Review – Riverdale Assisted Living Center (old Aunt Nancy’s)”; this is a supplementary document addressing items on the Site Plan application document. 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. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is proposed elevation drawings and the updated engineer’s cost estimate.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(A.) for Residential Districts); the applicant should be directed to adhere to this Code when contemplating signage.
The General Plan use for this area is currently set as “Residential – Low Density” and this proposed project is not in agreement with this land use; however, rezoning for the site will make the use more conducive to the parcel, should a rezone to LIT occur in the future.

Chairman Hilton asked the applicant if he could address all the outstanding items prior to being scheduled on the City Council agenda and Mr. Yeates confirmed.

Commissioner Boatright asked how soon the applicants would begin construction, and Mr. Yeates confirmed as soon as he receives approval from the City and gets funding for the project.

**MOTION:** Commissioner Jones moved to recommend approval to the City Council for the amended site plan for Riverdale Assisted Living Center, located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, with the stipulation that the application not be placed before the City Council until all outstanding items have been addressed. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Boatright, Eskelsen, Fleming, Wingfield, Jones, Hilton, Gailey all voted in favor of the motion.

**F. Discretionary Items**

Commissioner Gailey thanked the police department for their efforts in reducing the speed issue near Ritter Drive.

There was a discussion regarding the information in the packet and whether or not too much information was being provided in the packets. There were varying opinions on whether it was too much information or just enough. Mr. Eggett stated his goal is to promote as much government transparency as possible.

**G. Adjournment**

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

The meeting adjourned at TIME PM. 7:05 PM

______________________________  ______________________________
Steve Hilton                       Jackie Manning
Planning Commission Chair          City Recorder

Date Approved: June 27, 2017
AGENDA ITEM: E1

SUBJECT: Consideration to forward recommendation to City Council regarding a rezone request from Josh Yeates, regarding property located at approximately 1526 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)

PRESENTER: Rodger Worthen, City Administrator

ACTION REQUESTED: Consideration of approval

INFORMATION:

a. Executive Summary
b. Rezone Map
c. Application
d. Public Hearing Checklist
e. Public Hearing Mailing List
f. 10-9a-205(4)(a) Notice
g. Sign Placement
h. Public Hearing Notice

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 6-27-2017

Petitioner: Josh Yeates, Delyn Yeates and L. Leon Poulsen Trust
Represented by Josh and Delyn Yeates

Summary of Proposed Action

Josh Yeates, the petitioner in this matter, is requesting a rezone of three properties located at approximately 1526 and 1528 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Low-Impact Transition Overlay (LIT) zoning to allow for potential future development opportunities for these properties. This request is for approximately 1.92 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 10-13D. "Low-Impact Transition Overlay Zone (LIT, misrepresented in the Code as C-L)".

The petitioner’s properties are currently listed in the County Records under the ownership of L. Leon Poulsen Trust ½ etal. The Poulsen Trust properties are currently being utilized as two residential and agricultural use properties and have been operating in this fashion for many years. At current time, the agricultural zoning is compatible with the current use on the site.

Josh Yeates and Delyn Yeates have entered into a purchase agreement with the Poulsens for the properties affected by this petition. Josh and Delyn Yeates have indicated that the group’s intent for the properties is to potentially develop the properties for an assisted living facility, an independent living senior facility, or a hybrid of assisted living and independent living senior facility that could be accessible from Ritter Drive and likely connected to the already approved Riverdale Assisted Living Center just west of these properties.

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 not in agreement with the General Plan for this location as this property is recommended in the General Plan Land Use section to be 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, as a guideline for future land use recommendation, is not currently in agreement with the petitioner’s request.

**Legal Comments – City Attorney**

The Planning Commission should review the differences between the Residential Low Density and the requested LIT zones in order to provide a good review and feedback to the City Council.

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**Administrative Comments – City Administrator**

No Comments.

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Signatures were added electronically. Any comments are reflected accordingly.
June 27th, 2017

Poulsen Property/Josh Yeates – rezone request for properties along Ritter Drive and north of Ritter Drive from Agricultural (A-1) Zone to Low-Impact Transition Overlay (LIT) Zone. Area bound in black requested to be rezoned as noted.
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 5-19-2017
APPLICANT NAME: Josh Yeates
APPLICANT ADDRESS: On File
PHONE NUMBER: On File

ADDRESS OF SITE: 1526 W Ritter Rd
PROPERTY OWNER: L. Leon Poulsen Trust

PRESENT ZONING: A1
PRESENT USE: Residential

PROPOSED ZONING: L1T
PROPOSED USE: Independent Living
PROPERTY ACREAGE: 2
Parcel No's: 08-112-0005

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: Josh Yeates
Signature of Property Owner: L. Leon Poulsen

I authorize Josh Yeates and/or Delyn Yeates 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: ____________________________
**Parcel # 08-112-0028**

**Ownership Info**

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**Plat Map**

- Plat Map Last Uploaded: 17 Apr 2017
- 08-112  View PDF

**Prior Year Plats**

- Plats as of Dec 31st of each year
  - 2016 - 08-112  View PDF
  - 2015 - 08-112  View PDF

**Dedication Plat**

- Freeway Park Sub
- 39-011(TIF)

**Current References**

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**Prior Parcel Numbers**

- 081120015
- 081060003

**Legal Description**

* For tax purposes only *

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE, SAID POINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTERSECTION LINE AND 205.53 FEET SOUTH 61D56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 25D04'25" EAST 323.81 FEET, THENCE SOUTH 1D40'59" EAST 192.69 FEET, THENCE NORTH 89D25'23" EAST 95.92 FEET, THENCE SOUTH 9D58'56" WEST 104.45 FEET, THENCE SOUTH 29D08' WEST 103.00 FEET TO THE NORTH LINE OF RITTER DRIVE, THENCE NORTH 61D56'30" WEST 199.04 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
Parcel # 08-106-0026

Ownership Info

Owner
L LEON POULSEN TRUST 1/2 ETAL

Property
Address
1526 W RITTER DR
RIVERDALE 84405

Mailing
Address
1527 W RITTER DR
RIVERDALE UT 84405

Tax Unit
26

View in Geo-Gizmo

Plat Map

Flat Map Last Uploaded:
17 Apr 2017

Prior Year Plats
Plats as of Dec 31st of each year
2016 - 08-106 View PDF
2015 - 08-106 View PDF

Dedication Plat

No Dedication Plats found

Current References

Entry #
2518347

Kind of Instrument
WARRANTY DEED

Book
Page
Recorded Date
07-MAR-11

Prior Parcel Numbers

081060009 (Dead)
081060005
081060030 (Dead)
081060031 (Dead)

Legal Description

* For Tax Purposes Only *

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.SURVEY: BEGINNING AT A POINT 2148.45 FEET NORTH 89D44'58"EAST (816.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION) ALONG THE QUARTERSECTION LINE TO THE NORTHEASTERLY LINE OF RITTER DRIVE, 51.58 FEET SOUTH 61D56'30"EAST, AND 117.42 FEET NORTH 26D59'41"EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 28D59'41" EAST 168.03 FEET ALONG A FENCeline, EXTENDED TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENT PROPERTY; THENCE TWO (2) COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58D45'10" EAST 81.64 FEET AND NORTH 80D58'21" EAST 70.89 FEET; THENCE SOUTH 26D04'25" WEST 208.03 FEET TO AN EXISTING FENCE; THENCE NORTH 61D16'37" WEST 148.03 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH. TOGETHER WITH A 16 FOOT RIGHT OF WAY OVER AND AROSS THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE WEST HALF OF THE SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTERSECTION LINE AND 51.58 FEET SOUTH 61D56'30" E. FROM THE WEST QUARTER CORNER OF SAID SECTION 13; RUNNING THENCE NORTH 26D59'41" EAST 117.42 FEET ALONG
AN EXISTING FENCE TO A FENCECORNER; THENCE SOUTH 61D16'37" EAST 148.03 FEET; THENCE SOUTH 26D04'25" WEST 115.76 FEET TO THE NORTHERLY LINE OF RITTERDRIVE; THENCE NORTH 61D56'30" WEST 153.94 FEET ALONG SAIDLINE TO THE POINT OF BEGINNING.
Parcel # 08-112-0005

Ownership Info

Owner
L LEON POUlsen TRUST 1/2 ETAL

Property Address
1527 W RITTER DR
RIVERDALE 84405

Mailing Address
1527 W RITTER DR
RIVERDALE UT 84405

Tax Unit
26

View in Geo-Gizmo

Plat Map
Plat Map Last Uploaded:
17 Apr 2017
08-112 View PDF

Prior Year Plats
Plats as of Dec 31st of each year
2016 - 08-112 View PDF
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Dedication Plat
Freeway Park Sub
39-011(TIF)

Current References

Entry #
2521192

Book
Page
Kind of Instrument
WARRANTY DEED
Recorded Date
29-MAR-11

Prior Parcel Numbers
No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALTLAKE MERIDIAN, U.S. SURVEY; BEGINNING 344.00 FEET SOUTH ALONG THE QUARTER SECTION LINE AND NORTH 60D45' WEST 542.2 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 60D45' EAST 125 FEET; THENCE SOUTH 29D15' WEST 176 FEET, MORE OR LESS, TO THE CENTER LINE OF THE DAVIS & WEBER COUNTIES CANAL; THENENORTHWESTERLY ALONG THE CENTER LINE OF SAID CANAL TO A POINT SOUTH 29D15' WEST OF THE PLACE OF BEGINNING; THENCE NORTH 29D15' EAST 167.7 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO THE DAVIS AND WEBER COUNTIES CANAL CO. RIGHT-OF-WAY.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
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Duplicate Copy

05/18/2017 04:53PM
1526 West Ritter Drive – Checklist Regarding Public Hearing Notice for Rezone Request

☒ Notice Sent to Affected Entities (10 days before hearing date)
  ☒ Documented List Verifying Date Sent

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

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

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

☒ Sign Placed on Subject Property (10 days prior to hearing date)
  ☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)
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 June 16, 2017
4. Roy Water Conservancy District: sent on June 16, 2017
6. Comcast: sent on June 16, 2017
7. Century Link: sent on June 16, 2017
8. Rocky Mountain Power: sent on June 16, 2017
9. Questar Gas: sent on June 16, 2017
June 16th, 2017

L. Leon Poulsen Trust Etal
1527 West Ritter Drive
Riverdale, Utah 84405

Dear Members of the L. Leon Poulsen Trust:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1526 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, June 27th, 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 1526 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Low-Impact Transition Overlay (LIT) 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 LIT zoning language is found under Title 10, Chapter 13D.

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 16th day of June, 2017, I supervised the placement of a sign on property located at approximately 1526 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 16th day of June, 2017.

Jeff Woody, Community Development Department
NOTICE OF
REZONE REQUEST
FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X 1215
RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, June 27, 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 Josh Yeates, regarding property owned by L. Leon Poulsen Trust, located approximately 1526 West Ritter Drive, Riverdale, Utah 84405, Zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay).

2) Rezone request from Josh Yeates, regarding property owned by G. Lynn Wheeler and Lenna V. Wheeler, located approximately 1560 West Ritter Drive, Riverdale, Utah 84405, Zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay).

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 14th day of June, 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, June 18, 2017.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: E2

SUBJECT: Consideration to forward recommendation to City Council regarding rezone request from Josh Yeates, regarding property located at approximately 1560 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay.)

PRESENTER: Rodger Worthen, City Administrator

ACTION REQUESTED: Consideration of approval

INFORMATION:

a. Executive Summary
b. Rezone Map
c. Application
d. Public Hearing Checklist
e. Public Hearing Mailing List
f. 10-9a-205(4)(a) Notice
g. Sign Placement
h. Public Hearing Notice

BACK TO AGENDA
Summary of Proposed Action

Josh Yeates, the petitioner in this matter, is requesting a rezone of four properties and a portion of one additional property located at approximately 1560 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Low-Impact Transition Overlay (LIT) zoning to allow for potential future development opportunities for these properties. This request is for approximately 1.5 acres (only the agricultural zoned portion of parcel 08-106-0003 is being rezoned; the CP-3 zoned area will remain as currently established) 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 10-13D. “Low-Impact Transition Overlay Zone (LIT, misrepresented in the Code as C-L)”.

The petitioner’s properties are currently listed in the County Records under the ownership of G. Lynn Wheeler and Lenna V. Wheeler. The Wheeler properties are currently being utilized as residential and agricultural use properties and have been operating in this fashion for many years. At current time, the agricultural zoning is compatible with the current use on the site.

Josh Yeates and Delyn Yeates have entered into a purchase agreement with the Wheelers for the properties affected by this petition. Josh and Delyn Yeates have indicated that the group’s intent for the properties is to potentially develop the properties for an assisted living facility, an independent living senior facility, or a hybrid of assisted living and independent living senior facility that could be accessible from Ritter Drive and likely connected in some fashion to the already approved Riverdale Assisted Living Center to the west of these properties.

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 not in agreement with the General Plan for this location as this property is recommended in the General Plan Land Use section to be 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, as a guideline for future land use recommendation, is not currently in agreement with the petitioner’s request.

**Legal Comments - City Attorney**

The Planning Commission should review the differences between the Residential Low Density and the requested LIT zones in order to provide a good review and feedback to the City Council

<table>
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**Administrative Comments - City Administrator**

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Signatures were added electronically. Any comments are reflected accordingly.
June 27th, 2017

Wheeler Property/Josh Yeates – rezone request for properties along Ritter Drive and north from Ritter Drive from Agricultural (A-1) Zone to Low-Impact Transition Overlay (LIT) Zone. Area bound in black requested to be rezoned as noted.
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 5-19-2017

APPLICANT NAME: Josh Yeates

APPLICANT ADDRESS: On File

ADDRESS OF SITE: 1560 W. Ritter Dr.

PROPERTY OWNER: G Lynn Wheeler & Lenna V. Wheeler

PRESENT ZONING: A1

PRESENT USE: Residential/Multifamily

PROPOSED ZONING: L1T

PROPOSED USE: Independent Living

PROPERTY ACREAGE: 2 (1.79 acres)

Parcel no’s: 08-106-0003, 08-112-0016 included
08-112-0016 included
08-106-0021
08-106-0022

Acutally approx. 1.5 acres w/portion

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: Josh Yeates
Signature of Property Owner: Lenna V. Wheeler

I authorize Josh Yeates and or Delyn Yeates 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: ________________
A. Why should the present zoning be changed?

The current zone is Agriculture (A-1) which we are requesting to be changed to LIT for the purpose of senior and independent living. The current A-1 zone is surrounded by commercial and residential uses. Retail stores are located to the west near the frontage and the interstate. Apartments are located on the north of the property and homes are to the south and east with other commercial is to the east as well. The requested zoning is very consistent for the surrounding uses and would be a great transition from the commercial retail uses to the multifamily apartments.

The LIT zone, with the resulting use as senior living, would fulfill a void in the community and allow the new residents to take advantage of views on the east and give convenient accessibility to the freeway, commercial, retail and other surrounding uses.

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

The General Plan calls for mainly residential uses in this area. See Area 3 map, pg. 62 of the General Plan. The zone being requested is LIT but the use is primarily residential for seniors 55 years and older. The location of the development is perfect for this type of residential use because it is also contiguous with Area 2, which is designated for “major hotel, a retail/commercial center, and/or a corporate office use.” The Area 2 description in the General Plan also mentions the previously named “Aunt Nancy's assisted living facility to be located along Ritter Drive, which could have additional impact on this area.” Pg. 59 of the General Plan. The location of the property being requested for the zone change is not only contiguous to the assisted living project but also a part of that project as a continuous care facility and will enhance the overall project.

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?

No major changes that we know of have taken place since the adoption of the current General Plan. However, the proposed project will help the city achieve its goals of improving Ritter Rd. near the frontage road and blockade area that is eventually to be eliminated.

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

As previously mentioned, the project will further the City’s goal of finishing improvements along Ritter Dr. that would improve the safety along that road and intersection, which would alleviate the need for the blockade that restr cts access onto Ritter from the Frontage Rd.

Also, the public would be served by having high quality place for their aging parents to live near them where they can easily visit them and provide assistance without traveling to other cities. In turn, many of these seniors are still active and will patronize city services, retail stores, restaurants and other commercial businesses. The senior living project itself will provide revenues to the City through patronage to its businesses and by paying higher property taxes. It will also bring new jobs to the public and within the City. Overall, the continuing care facilities expanding over six acres on Ritter Dr. will provide a great service to the community and city and fulfill the purposes of the General Plan.
Parcel # 08-106-0003

Ownership Info

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Plat Map

Plat Map Last Uploaded: 17 Apr 2017

Prior Year Plats

- 2016 - 08-106 View PDF
- 2015 - 08-106 View PDF

No Dedication Plats found

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Kind of Instrument
QUIT CLAIM DEED CT

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTERSECTION; THENCE NORTH 1D40'55" WEST 192.69 FEET, THENCE NORTH80D58'21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH3D45'08" EAST 295.33 FEET, THENCE NORTH 7D25'19" EAST 172.77 FEET, NORTH 1D30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY AND EASEMENT AGREEMENT DESCRIBED AS PERMITS: A 20.0 FOOT PERMANENT EASEMENT 10.0 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALONGWITH A 50.0 FOOT TEMPORARY CONSTRUCTION EASEMENT 25.0 FEET EITHER SIDE OF THE SAME CENTERLINE: BEGINNING AT A POINT NORTH 8D46' EAST 660.0 FEET AND NORTH 0D16' EAST 162.00 FEET FROM THE CENTER OF SAID SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH 8D46' WEST 568.92 FEET, THENCE NORTH3D45'08" EAST 334.23 FEET, THENCE NORTH 86D14'52" WEST 150.00 FEET (1466-146).
Parcel # 08-112-0015

Ownership Info

Owner: WHEELER, G LYNN ETAL

Property Address: 1560 RITTER DR
OGDEN UT 84405

Tax Unit: 26

Plat Map

Plat Map Last Uploaded: 17 Apr 2017

08-112 View PDF

Prior Year Plats

Plats as of Dec 31st of each year

2016 - 08-112 View PDF
2015 - 08-112 View PDF

Dedication Plat

Freeway Park Sub
39-011(TIF)

Current References

Entry # 1233611
Book 1669
Page 2000
Kind of Instrument QUIT CLAIM DEED CT
Recorded Date 28-JUN-93

Entry # 1217
Book
Page 0731
Kind of Instrument PERSONAL REP DEED
Recorded Date 30-DEC-77

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH 90° 58'56" WEST 104.45 FEET, THENCE SOUTH 60° 51'50" EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
Parcel # 08-112-0016

Ownership Info

Owner: WHEELER, G LYNN & WF LENNA V WHEELER

Property Address:
Mailing Address: 1560 RITTER DR. OGDEN UT 84405
Tax Unit: 26

View in Geo-Gizmo

Plat Map

Plat Map Last Uploaded: 17 Apr 2017

08-112 View PDF

Prior Year Plats
Plats as of Dec 31st of each year
2016 - 08-112 View PDF
2015 - 08-112 View PDF

Dedication Plat

Freeway Park Sub 39-011(TIF)

Current References

Entry #: 983104
Book: 1499
Page: 1597
Kind of Instrument: QUIT CLAIM DEED
Recorded Date: 23-SEP-86

Prior Parcel Numbers
No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNINOTHENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 60DS52’EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAIDQUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAIDQUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
# Parcel # 08-106-0021

## Ownership Info
- **Owner:** WHEELER, G LYNN & WF LENNA V WHEELER
- **Property Address:** 1560 W RITTER DR RIVERDALE 84405
- **Mailing Address:** 1560 RITTER DR OGDEN UT 84405
- **Tax Unit:** 26

## Plat Map
- **Plat Map Last Uploaded:** 20 Jan 2017
- **View PDF:** [08-106](#) View PDF

## Prior Year Plats
- **2016:** [View PDF](#)
- **2015:** [View PDF](#)

## Dedication Plat
- No Dedication Plats found

## Current References
- **Entry #:** 983104
- **Book:** 1499
- **Page:** 1597
- **Recorded Date:** 23-SEP-86
- **Kind of Instrument:** QUIT CLAIM DEED

## Prior Parcel Numbers
- No Prior Serial Numbers Found

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**Parcel # 08-106-0022**

### Ownership Info

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### View in Geo-Gizmo

### Plat Map

Plat Map Last Uploaded: 20 Jan 2017

- **View PDF**

### Prior Year Plats

- Plats as of Dec 31st of each year
- **2016 - 08-106**  
  [View PDF](#)
- **2015 - 08-106**  
  [View PDF](#)

### Dedication Plat

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Kind of Instrument: QUIT CLAIM DEED

### Prior Parcel Numbers

- 081060021

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Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
**RIVERDALE LIVING, LLC**

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<td><strong>250.00</strong></td>
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**CHECK**  
Check No: 1014  
Total Applied: 250.00

**Change Tendered:** 0.00
1560 West Ritter Drive – Checklist Regarding Public Hearing Notice for Rezone Request

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8. Rocky Mountain Power: sent on June 16, 2017
9. Questar Gas: sent on June 16, 2017
June 16th, 2017

Gage Lynn & Lenna Wheeler
1560 West Ritter Drive
Riverdale, Utah 84405

Dear Gage Lynn and Lenna:

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Riverdale Planning Commission
Tuesday, June 27th, 2017
Which begins at 6:30 p.m.

Riverdale Civic Center
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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 1560 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Low-Impact Transition Overlay (LIT) 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 LIT zoning language is found under Title 10, Chapter 13D.

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 16th day of June, 2017, I supervised the placement of a sign on property located at approximately 1560 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 16th day of June, 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, June 27, 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 Josh Yeates, regarding property owned by L. Leon Poulsen Trust, located approximately 1526 West Ritter Drive, Zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay).

2) Rezone request from Josh Yeates, regarding property owned by G. Lynn Wheeler and Lenna V. Wheeler, located approximately 1560 West Ritter Drive, Zone change from A-1 (Agricultural) to LIT (Low-Impact Transition Overlay).

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