RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – SEPTEMBER 12, 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 to approve Meeting Minutes:
      August 22, 2017 Work Session
      August 22, 2017 Regular Meeting
E. Action Items
   1. a. Public Hearing: to receive and consider comments regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.
      b. Consideration to forward a recommendation to the City Council regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.
   2. Consideration to forward a recommendation to the City Council of Final Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners and US Development.
   3. Consideration of Conditional Use Permit request for Greenhill at Riverdale Apartment Buildings Addition; property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners and US Development.

All items will be 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 8th day of August, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecit.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 12, 2017

AGENDA ITEM: D

SUBJECT: Consideration to approve meeting minutes

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Approval.

INFORMATION:

a. 08/22/2017 Planning Commission Work Session

b. 08/22/2017 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, August 22, 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: Steve Hilton, Chairman
Blair Jones, Vice-Chairman
David Gailey, Commissioner
Lori Fleming, Commissioner
Kathy Eskelsen, Commissioner
Gary Boatright, Commissioner

Excused: Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Steve Brooks, City Attorney
Jackie Manning, City Recorder

Others Present:

The Planning Commission Work Session meeting began at 6:01 p.m. Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Wingfield, who is excused.

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

- Upcoming training for Planning Commissioners through the Utah League of Cities and Towns (ULCT)
- Land Use training - broadcast in multiple locations
- Joint Strategic Planning Meeting between the City Council, Planning Commission, and City Staff 08/29/17
- Chipotle will open soon
- Future site plans pending
- Greenhill Apartments Conditional Use Permit forthcoming

Consent Items:

Chairman Hilton asked for any comments regarding to the two consent items: 1) the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the August 8, 2017 meeting; and 2) Consideration to set a Public Hearing on September 12, 2017, to receive and consider comments regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.

There were no corrections requested for the meeting minutes. Mr. Eggett discussed the rezone application and explained more information will be given when this item is formally presented. It was noted there was an error on the application, the general plan map has the zone Agricultural designated in that area that is requesting a rezone. Mr. Eggett explained if the Planning Commission felt the requested zone was a better use, then they could grant the rezone, even though it was not in align with the general plan.

There was a discussion regarding the impact a business expansion of the water park may have on Riverdale Road. Mr. Eggett discussed the requirements and noted a traffic study may be required in the future.

Chairman Hilton recommended one motion for both consent items.

Action Items:

Chairman Hilton invited discussion regarding the first action item, public hearing and consideration to forward a recommendation to the City Council regarding a rezone request for properties located at approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone; requested by Riverdale Apartment Partners. Mr. Eggett summarized the executive summary and invited questions. There were no known comments from surrounding residents at this time.

Chairman Hilton invited discussion regarding the second action item, public hearing and consideration to Consideration to forward a recommendation to the City Council regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community Commercial (C-2) zoning; requested by Riverdale City and RDA of Riverdale. Mr. Eggett summarized the executive summary and there were no questions.

Chairman Hilton invited discussion regarding the third action item, (Item tabled from August 8, 2017) consideration to approve the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located
approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners. Mr. Eggett summarized the executive summary and explained the applicant had addressed the concerns outlined by the Planning Commission at the prior meeting. Mr. Eggett further explained the lack of attendance at the prior meeting was due to the applicant having a medical family emergency.

Chairman Hilton invited discussion regarding the fourth action item, Consideration to forward a recommendation to the City Council regarding the Final Site Plan of the Coleman Farms Subdivision and Plat, located approximately 1378 West Ritter Drive, Riverdale, Utah 84405; requested by RD Development Group LLC. Mr. Eggett summarized the executive summary and invited questions.

There was a discussion regarding the motion for the preliminary site plan review which required the applicants resolve all outstanding issues prior to the final site plan review by the Planning Commission. Mr. Eggett noted the applicant felt they met the requirements, but the department reports still noted outstanding items.

Commissioner Boatright expressed concern about the driveway placements for lots 39 and 40. Mr. Eggett explained those lots will be required to have half-moon access driveways to allow the residents to merge onto the street facing forward.

Discretionary Items:

There were no discretionary items discussed.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:28 p.m. 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, August 22, 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
Gary Boatright, Commissioner

City Employees:
Mike Eggett, Community Development
Steve Brooks, City Attorney
Jackie Manning, City Recorder

Excused:
Robert Wingfield, Commissioner

Visitors:
Ernie Willmore
Mike Staten
Joe Garlington
Keaton Morton
Ryan Anderson
Greg Day
Dave Morton

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Wingfield who is excused.

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:
- Upcoming training for Planning Commissioners through the Utah League of Cities and Towns (ULCT)
- Land Use training - broadcast in multiple locations
- Joint Strategic Planning Meeting between the City Council, Planning Commission, and City Staff 08/29/17
- Chipotle will open soon
- Future site plans pending
- Greenhill Apartments Conditional Use Permit forthcoming

D. Consent Items

1. Consideration of approving the meeting minutes from the Planning Commission Meeting held on August 8, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the August 8, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration to set a Public Hearing on September 12, 2017, to receive and consider comments regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.

Mr. Eggett discussed the application and explained the zone change the applicant is requesting is not in line with the general plan, but the Planning Commission could still grant the rezone if they felt the request reflected the city's best interest.

MOTION: Commissioner Fleming moved to approve consent items as proposed. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.
E. Action Items

1. a. Public Hearing: to receive and consider comments regarding a rezone request for properties located approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone.

   Mr. Eggett summarized an executive summary which explained:

   Riverdale Apartment Partners, the petitioner in this matter, is requesting a rezone of properties located at approximately 4189 South 300 West from Multiple-Family Residential (R-4) zone and Regional Commercial (C-3) zone to Multiple-Family Residential (R-3) zoning to allow for the resolution of current property use conflicts with the correct zoning and to clean up the parcel to reflect one zoning for the entire Greenhill Apartments parcel area, as shown in the new plat for the current site plan proposal. This request is for approximately 5.6 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 10-9E “Multiple-Family Residential (R-4) zone”, 10-9F “Multiple-Family Residential (R-5) zone”, and 10-10A “Regional Commercial (C-3) zone”.

   The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multiple-family residential apartments and associated service buildings for many years.

   Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. A portion of the property that was part of this property swap (along the east and south perimeter of the apartment property) is currently a portion of the rezone request in this Riverdale Apartment Partners’ application. The property to the east of the apartment property is part of an existing property gap that does not have zoning assigned to it and would be updated to reflect R-5 zoning, should this rezone request be approved.

   As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership has submitted a separate rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multiple-Family Residential (R-4) zoning to Community Commercial (C-2) zoning. This rezoning request will allow the City and RDA to also have a favorable shift in property zoning to allow for future commercial development of these associated 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).

   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.

   General Plan Guidance (Section Reference)

   The General Plan use for this area is currently set as “Planned Commercial - High” and, although this project proposal is not a commercial project, it would be complimentary residential use adjacent to the established regional commercial uses in this area of the City.

   Chairman Hilton opened the public hearing and invited any members of the public to comment. No comments were made.

   **MOTION:** Commissioner Fleming made a motion to close the public hearing. Commissioner Eskelsen seconded the motion; and all voted in favor.

   b. Consideration to forward a recommendation to the City Council regarding a rezone request for properties located at approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone; requested by Riverdale Apartment Partners.

   Chairman Hilton invited the applicant to discuss the property improvements. Ernie Willmore, the applicant, discussed the various improvements to be made to the property including a club house and various amenities such as a hot tub and fire pit.
MOTION: Commissioner Boatright moved to forward a favorable recommendation to the City Council regarding a rezone request for properties located at approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone; requested by Riverdale Apartment Partners. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Boatright, Eskelsen, Fleming and Jones all voted in favor. The motion passed unanimously.

2. a. Public Hearing: to receive and consider comments regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community Commercial (C-2) zoning.

Mr. Eggett summarized an executive summary which explained:

Riverdale City and the RDA of Riverdale City, the petitioners in this matter, are requesting a rezone of properties located at approximately 4296 South 500 West from Multi-Family Residential (R-4) zoning to Community Commercial (C-2) zoning to allow for future commercial development of these associated properties and to enable a potential apartment building to be constructed on the south side of the Greenhill Apartments property. This request is for approximately 3.64 acres of City land and 2.96 acres of RDA land (total of 6.6 acres) 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 10-9E “Multiple-Family Residential (R-4) zone” and 10-10A “Regional Commercial (C-3) zone”.

The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale City and the Redevelopment Agency of Riverdale City. These properties have been maintained recently as vacant ground/hillside areas and historically were unused hillside properties and single-family residential home lots.

Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership has submitted this rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multi-Family Residential (R-4) zoning to Community Commercial (C-2) zoning. This rezoning request will allow the City and RDA to have a favorable shift in property zoning to allow for future commercial development of these associated properties.

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.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as “Planned Commercial - High” and this zone change would be supported by the General Plan for these properties.

Chairman Hilton opened the public hearing and invited any members of the public to comment. No comments were made.

MOTION: Commissioner Fleming made a motion to open the public hearing. Commissioner Boatright seconded the motion; and all voted in favor.

b. Consideration to forward a recommendation to the City Council regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community Commercial (C-2) zoning; requested by Riverdale City and RDA of Riverdale.

Steve Brooks, the City Attorney, felt this rezone complied with the long term goals of the city.

MOTION: Commissioner Fleming moved to forward a favorable recommendation to the City Council regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community
Planning Commission Regular Meeting, August 22, 2017

Commercial (C-2) zoning; requested by Riverdale City and the RDA of Riverdale. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Gailey, Boatright, Eskelsen, Fleming, Jones and Hilton all voted in favor. The motion passed unanimously.

3. (Item tabled from August 8, 2017) Consideration to approve the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners.

MOTION: Commissioner Eskelsen moved to untable the discussion for the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners. Commissioner Jones seconded the motion; and all voted unanimously in favor.

Mr. Eggett summarized the executive summary which explained:

Riverdale Apartment Partners has applied for a Multiple-Family Residential Site Plan and Plat review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 3000 West in a Multiple-Family Residential R-5 zone (with a very small portion in a Residential R-4 zone that is proposed to be also rezoned to the R-5 zone). The proposed subdivision site plan is before the Planning Commission at this time for preliminary review and approval of the site plan and plat. A public hearing is required to consider this proposed site plan and plat. On August 8, 2017, this request came before the Planning Commission; at the conclusion of the discussion, the request was tabled with the requirement that the applicants resolve 80% or more of the staff comments with specific noted criteria to be addressed and submitted. The applicants believe they have met this requirement. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion for preliminary approval if the site plan and plat, preliminary approval with additional requirements, or no support for preliminary approval of the proposed Greenhill Apartments building additions site plan and plat with the appropriate findings of fact. Should this proposal receive preliminary approval, the site plan and plat would be updated and brought back to the Planning Commission for Final Site Plan and Plat recommendation consideration.

Title 10 Ordinance Guidelines (Code Reference)

This Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions” and City Code 10-9E and 9F “Multiple-Family Residential Zone (R-4)” and “(R-5)” respectively. This proposal is also affected by City Codes 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and other various development standards found within the City Code.

The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multiple-family residential apartments and associated service buildings for many years.

Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership has submitted a rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multiple-Family Residential (R-4) zoning to Community Commercial (C-2) zoning. This rezoning request is on the Commission agenda tonight and will allow the City and RDA to also have a favorable shift in property zoning to allow for future commercial development of these associated properties.

Additionally, the Greenhill Apartments applicants have provided a conditional use application for the proposed building additions that is required to allow the development of more than 49 units within an R-5 zone. The conditional use permit would be considered for approval on the same night as the final consideration of the site plan and plat for this project. The applicants have also provided a rezoning application to the City to rezoning all properties in the new plat from Multiple-Family Residential (R-4) and Regional Commercial (C-3) zoning to Multiple-Family Residential (R-5) zoning; this rezone request is also on the Commission agenda this evening for consideration.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as “Planned Commercial - High” and, although this project proposal is not a commercial project, it would be complimentary to the regional commercial uses in this area of the City.

Mr. Eggett explained Mike Staten, the engineer for this project, has provided updated comments responding and addressing Mr. Eggett’s original concerns.

Mike Staten, the engineer on this project, apologized for the absence at the prior planning commission meeting and explained it was due to a family medical emergency.

There was a discussion regarding the outstanding items, with an emphasis on the applicants desire to address all the items. Mr. Staten felt this application was ready to move forward.

Mr. Staten discussed the overall development in relation to the building additions and interior remodels with an emphasis on the overall goal to provide high quality apartments. There was a discussion regarding the new rates the additions will qualify for.

**MOTION:** Commissioner Fleming moved to approve the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Boatright, Eskelsen, Fleming, Jones, Hilton and Gailey all voted in favor.

4. Consideration to forward a recommendation to the City Council regarding the Final Site Plan of the Coleman Farms Subdivision and Plat, located approximately 1378 West Ritter Drive, Riverdale, Utah 84405; requested by RD Development Group LLC.

Mr. Eggett summarized the executive summary which explained:

RD Development Group, LLC has applied for a Residential Subdivision Site Plan and Plat review and approval for the Coleman Farms proposed development located at approximately 1378 West Ritter Drive in a Single-Family Residential R-1-8 zone. The proposed subdivision site plan is before the Planning Commission at this time for final review and City Council consideration of the plan and plat. A public hearing will not be required to consider this proposed subdivision. On July 11, 2017, this request received Preliminary Approval from the Planning Commission. Following the presentation and discussion of the final site plan and plat proposal, the Planning Commission may make a motion recommending City Council approval of the site plan and plat, final approval with additional requirements, or no support for City Council approval of the proposed Coleman Farms subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive recommendation to City Council for final approval, the site plan and plat would be updated and forwarded on to the City Council for final approval consideration.

**Title 10 Ordinance Guidelines (Code Reference)**

This PRUD Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions” and is affected by City Codes 10-9B “Single-Family Residential Zone (R-1-8)”, 10-14 “Regulations Applicable to All Zones”, and 10-15 “Parking, Loading Space; Vehicle Traffic and Access”.

The petitioner’s properties are currently listed in the County Records under the ownership of the Howard C Coleman Family Trust and Howards Land, LLC. These properties are undeveloped and have been maintained as a single-family residence, stable site, and agricultural properties or otherwise unused land for many years. Recently, the City approved the rezoning of these properties from Agricultural (A-1) to the Single-Family Residential (R-1-8) zoning. At this time, the Coleman Family is planning to finalize the selling of their property to RD Development Group, LLC if the proposed development becomes approved by City leadership in the future.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as “Residential – Low Density” and this proposed project complies with this proposed land use.

There was a discussion regarding the neighborhood outreach made by the applicants, RD Development, which involved discussion of the anticipated access points in and out of the new proposed subdivision. Ryan Anderson, the
applicant, noted every resident he spoke with did not want the subdivision to access Ritter Drive.

There was a discussion regarding traffic mitigation strategy with an emphasis on minimizing traffic for the local residents and surrounding businesses. It was confirmed by Mr. Anderson that Coleman Lane, 1250 West, would be widened.

The applicants agreed to work diligently in addressing the remaining outstanding concerns prior to appearing before the City Council.

MOTION: Commissioner Jones moved to forward a favorable recommendation to the City Council regarding the Final Site Plan of the Coleman Farms Subdivision and Plat, located approximately 1378 West Ritter Drive, Riverdale, Utah 84405; requested by RD Development Group LLC. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Jones, Hilton, Gailey, Boatright, Eskelsen, and Fleming all voted in favor. The motion passed unanimously.

F. Discretionary Items

Commissioner Gailey discussed Ritter Drive and the 5 point access near his home (near 1050 West). He discussed car accidents that have occurred on and near his property, with the latest accident involving a car driving through his fence. He asked if the City could provide additional signage to add clarity to drivers. Mr. Eggett stated the 1050 West is a state road, but he will explore options with the Public Works Director.

Chairman Hilton informed Mr. Eggett of various street lights that need bulb replacements along 3500 South 575 West. Mr. Eggett stated he would inform the Public Works Director.

There was a brief discussion regarding code enforcement pertaining to yard maintenance.

G. Adjournment

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

The meeting adjourned at 7:30 p.m.

Date Approved: September 12, 2017
SUBJECT: Public hearing and consideration to forward a recommendation to the City Council regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Recommendation to the City Council.

INFORMATION:

a. Executive Summary
b. Rezone Area
c. Application
d. Public Hearing Notice Checklist
e. Public Entities Mailing List
f. 10-9a-205 Notice to M&J Leisure LC
g. Sign Certificate Placement
h. Rezone Signage
i. Public Hearing Notice
**Planning Commission**

**Executive Summary**

| For the Commission meeting on: 9-12-2017 | Petitioner: M&J Leisure LC  
Represented by Kelly Kearns |

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**Summary of Proposed Action**

M&J Leisure LC, the petitioner in this matter, is requesting a rezone of property located at approximately 4465 South 600 West from Agricultural (A-1) zoning to Regional Planned Commercial (CP-3) zoning to allow for possibility of a future waterpark expansion (of Classic Waterslides area) and the potential for other future business opportunities on this property (see the application documents for further explanation). This request is for approximately 13.09 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 provide a recommendation to the City Council regarding this rezone request.

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**Title 10 Ordinance Guidelines (Code Reference)**

This rezone request is regulated under City Code 10-5 “Rezone Requests” and is affected by City Codes 10-9E “Multiple-Family Residential (R-4) zone”, 10-9F “Multiple-Family Residential (R-5) zone”, and 10-10A “Regional Commercial (C-3) zone”.

The petitioner’s property is currently listed in the County Records under the ownership of M&J Leisure LC. This property have been utilized as open pasture and hillside areas for many years adjacent and around a waterpark (Classic Waterslides) property located more towards the northern end of this property.

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

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 and 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.

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**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as “Agricultural” with the exception of the already established waterslides area which is set as “Planned Commercial - High”.

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September 12th, 2017

M & J Leisure LC – rezone request for properties at 4465 South 600 West from Agricultural (A-1) Zone to Regional Planned Commercial (CP-3) Zone. Area bound in black requested to be rezoned as noted.
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 8/17/17
APPLICANT NAME: M&J Leisure LLC
APPLICANT ADDRESS: On File

PHONE NUMBER: On File

ADDRESS OF SITE: 4405 S. 600 W. Riverdale, UT
PROPERTY OWNER: M&J Leisure LLC

PRESENT ZONING: A-1
PRESENT USE: Vacant Land

PROPOSED ZONING: Commercial (CP3)
PROPOSED USE: Possible waterpark expansion and other business opportunities

PROPERTY ACREAGE: 13.09

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: ____________________________
1. We are interested in getting the A-1 rezoned to a commercially zoned area for future expansion of our waterpark and other business opportunities associated with that available land.

2. The northern section of our land is already designated as future commercial with Riverdale city so it fits in with the General Plan already deemed legitimate by the city.

3. We believe that our property is in harmony with the General Plan of the city for this particular area. We already own and operate a commercial business in between the north and south portions of this property and we feel that we are the best equipped to develop this area going forward.

4. The change in the zoning for this area could potentially benefit the public interest by expanding an already successful seasonal waterslide business, which has been in operation for over 30 years, and make it more of a draw for local residents. An example would be that Riverdale City could potentially have its “resident swim days” at our facility (which is in Riverdale) instead of going to another city for this event (the Roy aquatic center). By rezoning this area we could increase revenue, which would increase our sales tax, which would also benefit the public’s interest.

If there are any concerns about rezoning the entire area of our property M & J would be happy to see the northern side of #060130032 (north of the waterpark) to roughly 100-150 yards to the south of the waterpark rezoned for commercial use. Thank you for taking the time to help us in this matter.
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Balance</td>
<td>0.00</td>
</tr>
<tr>
<td>MISCELLANEOUS - REZONE REQUEST</td>
<td>250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>250.00</strong></td>
</tr>
<tr>
<td><strong>CHECK</strong></td>
<td><strong>250.00</strong></td>
</tr>
<tr>
<td><strong>Total Applied</strong></td>
<td><strong>250.00</strong></td>
</tr>
<tr>
<td>Change Tendered</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Duplicate Copy

08/08/2017 01:04PM
**4465 South 600 West – 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 – 4465 S. 600 W.

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

1. UDOT – Region One: sent on September 1, 2017
2. Weber School District: sent on September 1, 2017
3. Weber County Government: sent on September 1, 2017
4. Roy Water Conservancy District: sent on September 1, 2017
5. Weber Basin Water Conservancy District: sent on September 1, 2017
6. Comcast: sent on September 1, 2017
7. Century Link: sent on September 1, 2017
8. Rocky Mountain Power: sent on September 1, 2017
9. Dominion Energy: sent on September 1, 2017
10. Central Weber Sewer District: sent on September 1, 2017
September 1st, 2017

M & J Leisure LC
1680 Harvey Rd
Fruit Heights, Utah 84037-4401

Dear Members of the M & J Leisure group:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 4465 South 600 West 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, September 12th, 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 property located at approximately 4465 South 600 West in Riverdale City from Agricultural (A-1) zoning to Regional Planned Commercial (CP-3) 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 CP-3 zoning language is found under Title 10, Chapter 10B.

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
NOTICE OF REZONE REQUEST
FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X 1215
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 30th day of August, 2017, I supervised the placement of a sign on property located at approximately 4465 South 600 West, 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 30th day of August, 2017.

Jeff Woody, Community Development Department
Riverdale City gives notice that on Tuesday, September 12, 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:

1) Rezone request from M&J Leisure LC for properties located approximately 4465 South 600 West Riverdale, Utah 84405; zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zone.

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 25th day of August, 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 Tuesday, August 29, 2017.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: E2

SUBJECT: Consideration to forward a recommendation to the City Council of Final Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners and US Development.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Recommendation to the City Council.

INFORMATION:

a. Executive Summary
b. Planner Review
c. City Engineer Letter
d. Department Staff Reports
e. Application
f. Final Plans

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 9-12-2017

Petitioner: Riverdale Apartment Partners
Represented by Ernie Willmore, Dan Bridenstine, and/or Mike Staten

Summary of Proposed Action

Riverdale Apartment Partners has applied for a Multiple-Family Residential Site Plan and Plat review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 3000 West in a Multiple-Family Residential R-5 zone (a very small portion of this area was recently approved and rezoned from R-4 to the R-5 zone). The proposed subdivision site plan is before the Planning Commission at this time for final review and approval of the site plan and plat. A public hearing is not required to consider this proposed site plan and plat. On August 22, 2017, this request came before the Planning Commission and at the conclusion of the discussion, the Planning Commission approved the Preliminary Site Plan and Plat with the requirement that the applicant resolve outstanding staff concerns. Following the presentation and discussion of the final site plan and plat proposal, the Planning Commission may make a motion to recommend City Council approval of the final site plan and plat, final approval with additional requirements, or not recommend City Council approval of the proposed Greenhill Apartments building additions site plan and plat with the appropriate findings of fact. Should this proposal receive final approval, the site plan and plat would be sent on to the City Council for Final Site Plan and Plat approval consideration.

Title 10 Ordinance Guidelines (Code Reference)

This Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions” and City Code 10-9F “Multiple-Family Residential Zone (R-5)”. This proposal is also affected by City Codes 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and other various development standards found within the City Code.

The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multiple-family residential apartments and associated service buildings for many years.

Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership submitted a rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multiple-Family Residential (R-4) zoning to Community Commercial (C-2) zoning. On September 5, 2017, this rezone request was approved by the City Council and will now allow the City and RDA to utilize property zoning that hopefully will provide for future commercial development opportunities on these associated properties.

The applicant group also provided a rezoning application to the City to rezone all properties in the new
A project plat from Multiple-Family Residential (R-4) and Regional Commercial (C-3) zoning to Multiple-Family Residential (R-5) zoning. This rezone request was approved by the City Council on September 5, 2017 for the property area, as shown in the submitted plat for this project development.

Additionally, the Greenhill Apartments applicants have provided a conditional use application for the proposed building additions that is required to allow the development of more than 49 units within an R-5 zone. The conditional use permit for this project is also being considered for approval during this meeting and is on the agenda following this final recommendation action item.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion to recommend City Council approval of the final site plan and plat, final approval with additional requirements, or not recommend City Council approval of the proposed Greenhill Apartments building additions site plan and plat with the appropriate findings of fact.

<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The General Plan use for this area is currently set as “Planned Commercial - High” and, although this project proposal is not a commercial project, it would be complimentary to the regional commercial uses in this area of the City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Comments – City Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Brooks, Attorney</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative Comments – City Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rodger Worthen</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rodger Worthen, City Administrator</th>
</tr>
</thead>
</table>
Final Site Plan Review – Greenhill at Riverdale Site Plan/Plat for Apartment Buildings, 4189 South 300 West

Completed by Mike Eggett, Community Dev. Director on August 1, 2, 17, and September 6, 2017

Recommendation: City staff recommends that the Planning Commission examine and review this proposed final site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the final site plan and plat, approve the final site plan and plat with additional comments or concerns to be addressed by the developer, or not approve the final site plan and plat proposal for the Greenhill at Riverdale Site Plan and Plat project.

| Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | July 25, 2017, updated on August 24, 2017 |
| Date Application Submitted to City: | July 25, 2017 |
| Date Fee Paid: | Paid on July 25, 2017 (see receipts for details) |

<table>
<thead>
<tr>
<th>Subdivision/Site Plan – Preliminary Requirements</th>
<th>Departmental Review Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVER SHEET</td>
<td>Provided</td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>Property Owner’s name, address, and phone number shown</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>Riverdale Apartment Partners, 1160 Kings Court, Kaysville, Utah 84037, Contact: Ernie D. Willmore, 801-618-7893</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies as applicable</td>
<td>Approving agency’s name shown on plat, address shown; Utility companies information shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>Dennis Carlisle, PLS, Civil Solutions Group, Inc., 669 North 1890 West, Suite 47B, Provo, Utah 84601; 801-874-1432 ext 712; surveyor’s seal and signature shown</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – most recent August 24, 2017</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>Revision block shown for use</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Yes, shown and civil sheet index provided</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Shown – 300 West identified on vicinity map and alta survey map</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers and addresses</td>
<td>Yes, one lot for apartments and all buildings identified with appropriate lettering; address already established</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names shown; tax ID shown on project plat</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is shown as 1”=60’ on project plat</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
<td>Yes, identified on ALTA survey document; existing structures on site shown and identified on multiple sheets; existing utility lines shown on multiple sheets; note provided regarding approvals, if any needed, to cross, use, relocate</td>
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<tr>
<td>Space for notes</td>
<td>Yes, provided</td>
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<tr>
<td>Contours</td>
<td>Yes, shown on multiple sheets</td>
</tr>
<tr>
<td>Public areas</td>
<td>Sidewalks and curb/gutter shown on multiple sheets; no other public areas identified</td>
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<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
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<tr>
<td>Street names</td>
<td>Yes</td>
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<tr>
<td>Site location</td>
<td>Yes</td>
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<tr>
<td>North arrow</td>
<td>Yes</td>
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<tr>
<td>Scale</td>
<td>Note of “Not to Scale”</td>
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<tr>
<td><strong>PLAT SHEET</strong></td>
<td>Provided (3rd sheet in packet)</td>
</tr>
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<td><strong>Title Block</strong></td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name shown; address of site is shown</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; name and address is shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>Consulting Engineer’s stamp, signature, and license expiration date</td>
<td>Engineer’s stamp, signature, and license expiration date provided on multiple sheets</td>
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<tr>
<td>Date</td>
<td>Yes – most recent August 24, 2017</td>
</tr>
<tr>
<td>Description</td>
<td>Location</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Names of approving agents with titles, stamps, signatures, and license</td>
<td>Location for names of utility/approving agents, titles, stamps, signatures provided on cover sheet, as may be applicable to application</td>
</tr>
<tr>
<td>expiration dates</td>
<td></td>
</tr>
<tr>
<td>Names of approving departments (Attorney, Planning Commission, Mayor,</td>
<td>Signature blocks for departments provided</td>
</tr>
<tr>
<td>Engineer)</td>
<td></td>
</tr>
<tr>
<td>Layout</td>
<td></td>
</tr>
<tr>
<td>Street Names</td>
<td>Shown – 300 West identified</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, one lot for apartments buildings identified</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Boundary and Legal description</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names and tax ID shown on plat</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’)</td>
<td>Yes, scale is shown as 1”=60’</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td>Landscaping and irrigation plan provided; 35% of area is landscaping as shown on sheet C-1.1</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>Location of existing exterior lighting devices and existing apartment signage locations shown, no new lighting or signs planned</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>Underground detention basin identified; dumpster locations identified</td>
</tr>
<tr>
<td>Additional Information</td>
<td></td>
</tr>
<tr>
<td>Benchmark</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Basis of bearings</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Legend</td>
<td>Yes, shown on multiple sheets</td>
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<tr>
<td>PLAN AND PROFILE SHEETS</td>
<td>Provided</td>
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<tr>
<td>Title Block</td>
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<td>Project name and address</td>
<td>Project name and address shown</td>
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<tr>
<td>Approving Agency’s name and address</td>
<td>City’s name and address is shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – most recent August 24, 2017</td>
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<tr>
<td>Scale</td>
<td>Yes, scale is shown as 1”=30’</td>
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<td>Revision block shown for use</td>
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<td>--------------------------------------</td>
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<td>Yes, shown and civil sheet index provided</td>
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<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Street names</td>
<td>Shown – 300 West identified</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Yes, one lot for apartments and all buildings identified with appropriate lettering</td>
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<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Shown where applicable on sheets</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on sheet C-1.0</td>
</tr>
<tr>
<td><strong>Signage</strong></td>
<td>Existing signage shown; no new signs planned; may inquire regarding future signage intent</td>
</tr>
<tr>
<td>Height</td>
<td>Not available</td>
</tr>
<tr>
<td>Size</td>
<td>Not available</td>
</tr>
<tr>
<td>Locations</td>
<td>Not available</td>
</tr>
<tr>
<td>Colors</td>
<td>Not available</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not available</td>
</tr>
<tr>
<td><strong>New and Existing Buildings</strong></td>
<td></td>
</tr>
<tr>
<td>Height and Size (multiple buildings)</td>
<td>New buildings - Height = 3-story buildings planned; Building sizes = Bldg H is approx. 13850 sf, Bldg G is approx. 10575 sf; Existing buildings and utility structures shown on sheet C-1.0 and C-1.1; planned structures detail shown on sheet A1.1; may inquire for more details about the planned structures</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Location of buildings shown; setbacks shown on sheets C-1.1 and A1.1 for new buildings; dimensions for new buildings identified on sheet C1.1, conform to R-4/R-5 zoning standards</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Unknown building materials and types of construction at this time; may inquire for more information</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Multiple Family Residential Units, clubhouse, fire pit, patio, and pool amenities proposed</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramps shown and identified</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>Landscaping and irrigation plan provided; 35% of area is landscaping as shown on sheet C-1.1</td>
</tr>
<tr>
<td><strong>Number of trees</strong></td>
<td>31 trees, 283 shrubs, 87 grasses for project area</td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td><strong>Landscape plan showing all planting, hardscaping, berming, and watering</strong></td>
<td>Yes, landscape plan and irrigation plan provided</td>
</tr>
<tr>
<td><strong>Xeriscaping alternatives being considered</strong></td>
<td>Some xeriscape alternatives considered with cobble mulch placement</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, design, and height</strong></td>
<td>Existing fence/walls identified on sheet C-1.0; proposed fences/walls shown on sheet C-1.1</td>
</tr>
<tr>
<td><strong>Materials proposed for construction</strong></td>
<td>Chain link fence, rock wall, concrete wall, and block wall</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location and size of points of ingress and egress for motor vehicles and internal use</strong></td>
<td>Yes, shown; size (width of drive access opening) of access points identified</td>
</tr>
<tr>
<td><strong>Circulation pattern</strong></td>
<td>Shown on sheet C-1.1, may discuss traffic movement if desired</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td><strong>All access points</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td><strong>Center lines</strong></td>
<td>Shown, where applicable on sheets</td>
</tr>
<tr>
<td><strong>Right-of-way lines</strong></td>
<td>Shown, r-o-w identified</td>
</tr>
<tr>
<td><strong>Face of curb lines</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td><strong>Centerline slope</strong></td>
<td>Not shown if applicable, defer to City Engineer</td>
</tr>
<tr>
<td><strong>Signing and striping</strong></td>
<td>Any proposed signing installation should be coordinated with public works dept and paid for by applicant; any proposed roadway striping should be coordinated with public works;</td>
</tr>
<tr>
<td><strong>Light poles</strong></td>
<td>Sites of existing light poles shown on multiple sheets; no new lights proposed</td>
</tr>
<tr>
<td><strong>Street lights</strong></td>
<td>Sites of existing street lights shown on multiple sheets; no new lights proposed</td>
</tr>
<tr>
<td><strong>Street name signs</strong></td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td><strong>Stop signs</strong></td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td><strong>UDOT approval (if required for project)</strong></td>
<td>Not applicable to this project</td>
</tr>
<tr>
<td><strong>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</strong></td>
<td>Yes, sidewalk-curb ramp shown and defined on sheet C-4.0; no other detail; defer to City Engineer</td>
</tr>
<tr>
<td><strong>Planting Strip</strong></td>
<td>None available on the existing project or planned</td>
</tr>
<tr>
<td><strong>New and Existing Storm Drainage</strong></td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Does not appear to be shown, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Some of this information shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>Storm drain waterways shown on multiple sheets</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, unknown if other utility approval required; defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Storm runoff and retention calculations shown on sheet C-2.0; defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Provided on sheet C-2.1; defer to City Engineer and PW Dir</td>
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**New and Existing Sanitary Sewers**

<table>
<thead>
<tr>
<th>Manholes</th>
<th>Existing and new shown on multiple sheets</th>
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<tbody>
<tr>
<td>Invert elevations</td>
<td>Does not appear to be shown, defer to City Engineer</td>
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<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Some of this information shown, defer to City Engineer</td>
</tr>
</tbody>
</table>

**New and Existing Water Lines**

| Length, size, type, and slope of mains and laterals | Some of this information shown, defer to City Engineer |
| Location, size, and type of water meters, valves, and fire hydrants | Existing water meter location and size shown and identified on sheet C-3.0, type per public works; Location of new and existing valves shown; Existing fire hydrants shown, no new hydrants proposed, spacing and flows per FD Chief |

**New and Existing Gas Lines**

| Size and type | Existing natural gas lines shown; new gas lines shown and identified to new buildings |

**New and Existing Electrical Lines**

| Size, location, and type | Existing and new location of electrical lines shown; size and type of electrical lines unknown |
| Location of power poles | Existing location of overhead power shown |

**New and Existing Telephone Lines**

<p>| Location of poles, junction boxes, and manholes | Existing and new location of telephone poles, junction boxes and associated manholes shown |</p>
<table>
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<tr>
<th>New and Existing Cable TV Lines</th>
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<tbody>
<tr>
<td>Location of lines (if applicable)</td>
<td>Location of existing and new cable lines shown</td>
</tr>
</tbody>
</table>

**DETAILED DRAWINGS**

| Cross section of roadway (minimum 8” road base and 3” asphalt) | Not shown if applicable, defer to City Engineer |
| Cross section of curb and gutter (standard 30” high back) | Shown on sheet C-4.0; defer to City Engineer |
| Gutter inlet box with bicycle safe grate | Locations shown on sheet C-2.0; bicycle safe grates identified on sheet C-0.0 under note 12 in grading section; defer to City Engineer |
| Cleanout box | Shown on C-4.0 and C-4.1; defer to City Engineer |
| Thrust blocking | Shown on C-4.1; defer to City Engineer |
| Special energy dissipating or drop manholes | May not be applicable; defer to City Engineer |

**ADDITIONAL INFORMATION**

| Soils report | Report completed by GSH Geotechnical on August 9, 2017, defer to City Engineer |
| Drainage and runoff calculations | Storm runoff and retention calculations shown on sheet C-2.0; defer to City Engineer |
| Water right transfer documentation | Applicant to review with Public Works if needed |
| Copy of protective covenants, codes, and regulations for development | None provided or anticipated with this project |
| Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings | Yes, provided as requested |
| Building elevation renderings | No renderings provided at this time |
| Corp of Engineers approval (if required) | Not applicable or required |
| Zoning compliance | Yes, Multiple-Family Residential (R-5) Zone meets intended uses for site design as a conditional use permitted site plan |
| RDA compliance (if applicable) | Not applicable in this matter |
| Use compliance | Yes, site designed for Multiple-Family Residential conditional use zoning density |
| Engineering comments and letter of approval recommendation | Public Works, Fire Dept, Police Dept, City Administrator, and City Engineer comments |
| Traffic study | None appears required; defer to City Engineer |
| All Planning Commission and City Staff conditions for approval have been met | Final Subdivision Site Plan and Plat being reviewed for approval by Planning Commission |
17th August 2017

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: Greenhill at Riverdale
Subj: Plat and Improvement Drawing Review - Approval

Dear Mike,

I have completed my review of the Plat and Improvement Drawings and in my opinion they meet the current City Standards and therefore I recommend approval.

An electronic copy of the Plat and Improvement Drawings must now be submitted to the Public Work Department Office for record keeping.

If you have, any questions feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
    Jeff Woody, Building Official
From: Shawn Douglas  
Sent: Thu 9/7/2017 9:12 AM  
To: Mike Eggett  
Subject: Greenhill  

Mike,

The following are my review comments for the Greenhill development. Thanks

Storm Water

1- Provide updated Long term/post construction Storm Water System Operation and Maintenance Plan with BMPs. This Document will need to be recorded with the plat.
2- Provide Storm Water Prevention Plan for construction site, include sweeping frequency, sign location, a note requiring all tracking onto city streets is swept daily, and clarify silt fence limits.
3- Provide Injection Well permit from State Of Utah.
4- Provide Notice of Intent and permit filed with the state.

Shawn Douglas  
Public Works Director  
801/394/5541 ext.1217  
Sdouglas@Riverdalecity.com

---

From: Scott Brenkman  
Sent: Mon 7/31/2017 11:29 AM  
To: Mike Eggett  
Subject: RE: Preliminary Review Documents for Apts Proposal at Greenhill at Riverdale  

I have no concerns.

Thanks,

Chief Scott Brenkman  
Riverdale Police Department  
4580 S. Weber River Dr.  
Riverdale, UT 84405  
(801)394-6616  
sbrenkman@riverdalecity.com
I am good moving with the 8 inch line supplying the onsite hydrant. That hydrant will also need to be raised and have no obstructions to all ports. The current hydrant position is not expectable, being that low to the ground.

Thanks,

Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481

---

Mike-

I do not have any concerns with this item moving forward.

Thank you,

Rodger W.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2017-04 DATE SUBMITTED: 7-25-2017

APPLICANT’S NAME: Riverdale Apartment Partners

ADDRESS: On File

PHONE: On File TAX I.D. NO: 06-028-0001

ADDRESS OF SITE: 4189 S 300 W, Riverdale, UT 84405

APPLICANT’S INTEREST: To add 30 units and amenities to existing apartment complex

Application is hereby made to the Riverdale City Planning Commission requesting that a
residential subdivision consisting of 1 lots be approved on 5.60 of
(number of lots) (sq. ft./acreage) property in the R-5 zone in accordance with the attached site plan.

Signature of Applicant          Signature of Property Owner

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

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $100 per lot/unit
Fee: $ 3,000.00 Date paid: 7-25-2017

Planning Commission sets public hearing: Yes □ No ☑ Date of Public Hearing: N/A
Planning Commission scheduled to hear this application for site plan approval on:
Date: 8/16/2017, 8/22/2017, 9/12/2017 Decision of Commission: Resubmit Site Plan approved.
City Council sets public hearing: Yes □ No ☑ Date of Public Hearing: N/A
City Council scheduled to hear this application for site plan approval on:
Date: Decision of Council:
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07/28/2017 04:31PM
AGENDA ITEM: E3

SUBJECT: Consideration of Conditional Use Permit request for Greenhill at Riverdale Apartment Buildings Addition; property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners and US Development.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Recommendation to the City Council.

INFORMATION:

a. Executive Summary

b. Conditional Use Application

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 9-12-2017

Petitioner: Riverdale Apartment Partners
Represented by: Ernie Willmore, Dan Bridenstine, and/or Mike Staten

Summary of Proposed Action

The petitioners Riverdale Apartment Partners have filed for a conditional use permit to build an additional 30 apartment units and amenities to an existing 103 unit apartment complex at 4189 South 300 West (Greenhill at Riverdale Apartments), as required by 10-9F-3 of the Riverdale City Code. This property development proposal is located within a Multiple-Family Residential (R-5) Zone. Per City Code, as found in 10-19-5 of the Code, there are seven criteria to review in making a determination regarding potential impacts associated with a conditional use permit request. This application does not appear to be in conflict with these criteria. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested additional 30 apartment units and amenities in the proposed Greenhill Apartments Addition to be constructed at 4189 South 300 West, subject to the appropriate findings of fact.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-9F "Multiple-Family Residential Zone (R-5)" and 10-19 "Conditional Uses".

Community Development staff has discussed this property use proposal and the conditional use standards for this request with the petitioners. Currently, the property has 103 existing apartment unit residences on the property that have existed there for many years prior. The property is currently listed with Weber County as being owned by Riverdale Apartment Partners, LLC. This request has been provided as a concurrent requirement of the site plan and plat request for the Greenhill at Riverdale Apartments Buildings and Amenities Addition to this property.

For discussion purposes, there has been provided supplementary documents regarding this request, which includes the application and items previously provided with the site plan and plat review process.

All R-5 zoning conditional use requests within the City are subject to City Code 10-19-5, which states:

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

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

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by
the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and

F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Staff would encourage the Planning Commission to review this matter and discuss any concerns, that may arise, with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested additional 30 apartment units and amenities in the proposed Greenhill Apartments Addition to be constructed at 4189 South 300 West, subject to the appropriate findings of fact.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Planned Commercial - High” and, although this project proposal is not a commercial project, it would be a complimentary residential use adjacent to the established regional commercial uses in this area of the City.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen, City Administrator
CONDITIONAL USE PERMIT
APPLICATION

DATE  7-25-2017
ADDRESS OF SITE  4189 S 300 W, Riverdale, UT 84405
APPLICANT’S NAME  Riverdale Apartment Partners
ADDRESS  On File
PHONE NUMBER

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

✓ SITE PLAN RECEIVED  ___ BUILDING PLANS RECEIVED

Present Zoning of the Property:  R-5  Present Use of the Property:  103 apartments
Acreage of the Property:  5.60  Width of Property on the Street:  901'
Proposed Conditional Use of Property:  133 apartments, pool, spa, clubhouse

SIGNED:  __________________________  DATE:  7/25/2017

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

OWNER  __________________________  AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:
DATE:  9/12/2017  DECISION OF COMMISSION:  
SIGNATURE OF CHAIRPERSON:  __________________________  DATE:  

PLANNING COMMISSION PUBLIC HEARING:
DATE:  __________  DECISION OF COMMISSION:  
SIGNATURE OF CHAIRPERSON:  __________________________  DATE:  

Fee $50.00  Date Paid:  7/25/2017  Receipt No.  15513205
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