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. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or
ideas. Please try to limit your comments to three minutes. No action will be taken during
public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
   April 23, 2019 Work Session
   April 23, 2019 Regular Meeting

2. Consideration to set a Public Hearing for May 28, 2019 to receive and consider
   comments regarding a Rezone request for properties located approximately 690
   W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-
   Family with Rental Unit Residential (R-2) to Multiple-Family Residential (R-5);
   requested by Daniel Phelps.

E. Action Items

1. Consideration of a six month extension request for an approved Amended Site
   Plan and Plat for Greenhill at Riverdale Apartments, 4189 South 300 West,
   Riverdale, Utah 84405; requested by Ernie Willmore.
   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 10th day of May, 2019 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
May 14, 2019

AGENDA ITEM: D

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION:

a. April 23, 2019 Planning Commission Work Session

b. April 23, 2019 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, April 23, 2019 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: Robert Wingfield, Chairman
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

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

Excused: Steve Hilton, Commissioner
Amy Ann Spiers, Commissioner
Jackie Manning, City Recorder

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

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

- Parking lot at civic center will be completed shortly.
- AmeriCarpets grand opening upcoming.
- Forth-coming PC Items: rezone notice and extension request for a site plan.

Mr. Eggett explained the extension process for site plans and also discussed the process for rezones. Mr. Eggett noted the seating changes in the Planning Commission due to Commissioner Spiers being elected as the planning commission vice chair.

Consent Items:
Chairman Wingfield asked for any changes or corrections to the planning commission minutes for the March 26, 2019 work session and regular meeting. There were no requested changes.

Action Items:
Chairman Wingfield invited discussion regarding the first action item, Consideration of recommendation to City Council for approval of Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford. Mr. Eggett summarized the executive summary and invited questions. Mr. Eggett noted the development agreement was included for informational purposes only because the city council approves that item. Mr. Eggett noted the comments from the public works director and the city engineer, as listed within the staff reports located in the packet.

Mr. Eggett referred to page 48-49 within the packet which shows the list of uses for this site. The list of uses has already been established for this site with prior businesses.

There was a discussion regarding the existing slope and how the applicant will work with the topography for the new builds. Mr. Eggett discussed the site plan and how the applicant will mitigate the slope concern.

Discretionary Items:
There were no discretionary items for this meeting.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:16 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, March 26, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

**Commissioners:**
- Robert Wingfield, Chairman
- Blair Jones, Commissioner
- Kathy Eskelsen, Commissioner
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner

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

**Excused:**
- Steve Hilton, Commissioner
- Amy Ann Spiers, Commissioner
- Jackie Manning, City Recorder

**Visitors:**
- Mike Ford

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

**B. Public Comment**

Chairman Wingfield asked for any public comments and there were not any.

**C. Presentations and Reports**

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:
- Parking lot at civic center will be completed shortly.
- AmeriCarpets grand opening upcoming.
- Forth-coming PC Items: rezone notice and extension request for a site plan.

**D. Consent Items**

1. **Consideration to approve meeting minutes from the Planning Commission Regular and Work Session Meetings held on March 26, 2019.**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the March 26, 2019 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Eskelsen moved to approve consent items meeting minutes as written. Commissioner Hermann seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously in favor.

**E. Action Items**

1. **Consideration of recommendation to City Council for approval of Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford.**

Mr. Eggett summarized an executive summary which explained:

Mike Ford, as also represented by Reeve and Associates (project engineer), has applied for a Preliminary Site Plan and Amended Subdivision Plat/Condominium Plat review of a new retail business and warehousing condominium building project located at approximately 5187 South 1500 West, to be known as Riverdale Business Park Phase 2. On March 26, 2019, the Planning Commission reviewed the Preliminary Site Plan and Amended Plats for the Riverdale Business Park Phase 2 project and provided the applicant with a Preliminary approval for this project. This parcel is zoned in the Planned Regional Commercial (CP-3) zone and, therefore, will need to go through a development agreement and development plan review process at a later date in this project’s timeline with the City Council. This site plan is being
discussed other developments he has in he was concerned regarding the close proximity of these businesses with the children coming to and from Bravo. Mr. Ford Arts Academy which has a unit. Each applicant will need a sign permit through the concerns are found in the contra The General Plan use for this area i provided, then this matter could move forward to a future Final Site Plan and Plat approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)
This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 “Subdivisions”, 10-25 “Development in All Zones”, and is affected by City Codes 10-10b “Planned Regional Commercial Zones (CP-3), 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 along 1500 West and west of 5175 South on property currently owned by Riverdale Business Park, LLC. The property is located in a CP-3 zoned area and the requested use of retail business and warehousing is established by approval of a Development Agreement and Plan for all uses in this zone.

Attached with this executive summary is a document entitled “Preliminary Site Plan and Subdivision Amendment Review – Riverdale Business Park Phase 2”; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Chief, City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site lighting and signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided on the building elevation rendering.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion to recommend City Council approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, recommend approval of the proposed development plat and plan with any requested modifications, or not recommend City Council approval of the proposed development plat and plan. If final recommendation approval is provided, then this matter could move forward to a future Final Site Plan and Plat approval consideration process with the City Council.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as “Commercial/Office/Business Park” and this proposed project would comply with this land use.

Mr. Eggett reviewed the staff comments as provided within the planning commission packet. The majority of the concerns are found in the contracted city engineer report. It was noted the applicant did submit the geotech report.

Commissioner Eskelsen inquired about signage. Mr. Ford explained the signage will be on the building above each unit. Each applicant will need a sign permit through the city.

Commissioner Ney inquired about any known tenants. Mr. Ford stated he has a few known tenants who will own the space, and share a common area to maintain. Commissioner Ney expressed concern regarding the proximity of Bravo Arts Academy which has a lot of children for daycare and the extra classes offered by the academy. She asked Mr. Ford if he was concerned regarding the close proximity of these businesses with the children coming to and from Bravo. Mr. Ford discussed other developments he has in busier areas and did not feel this was going to be a safety issue for this location.

MOTION: Commissioner Eskelsen moved to forward a favorable approval to the City Council regarding the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford, contingent upon the applicant resolving all staff concerns.
Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Ney, Eskelsen, Hermann, Wingfield and Jones all voted in favor of the motion.
F. Discretionary Items
   
   There were no discretionary items.

G. Adjournment

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

   The meeting adjourned at 6:45 p.m.

   ____________________________________  ____________________________________
   Robert Wingfield                      Jackie Manning
   Planning Commission Chair             City Recorder

   Date Approved: May 14, 2019
AGENDA ITEM: D2

SUBJECT: Consideration to set a Public Hearing for May 28, 2019 to receive and consider comments regarding a Rezone request for properties located approximately 690 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Multiple-Family Residential (R-5); requested by Daniel Phelps.

PRESENTER: Mike Eggett, Community Development

INFORMATION: 

a. Rezone Application
b. Supporting Rezone Doc
c. Rezone Plat Map
d. Legal Description

BACK TO AGENDA
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 4-23-19
APPLICATION NAME: Daniel Phelps
PHONE NUMBER: On File
APPLICANT ADDRESS: On File

ADDRESS OF SITE: Approx 670 W. 4400 S., Riverdale
PROPERTY OWNER: Daniel Phelps

PRESENT ZONING: R-2
PRESENT USE: Vacant Land
PROPOSED ZONING: R-5
PROPOSED USE: Senior Apartments & Apartments with Assistance

PROPERTY ACREAGE: .35

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: Dan Phelps
Signature of Property Owner: Dan Phelps

I authorize Daniel Phelps 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: ___________________________
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<td>250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
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<tr>
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<tr>
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04/23/2019 2:01 PM
May 3, 2019

To: Riverdale City

From: Dan Phelps

Re: Rezone Request Application

Planning Commission;

A. I request the present zoning on the subject property be changed due to the fact that currently there is a spot zoning issue. I currently own 6 parcels of property and these 2 parcel numbers are in the middle of them. The surrounding zoning is R-5 and the 2 subject parcels are currently R-2. Also, the parcels behind (trailer park) and across the street to the south (trailer park) and the west (Champion Meats) are commercial uses. The assisted living facility also to the immediate north is consistent with and currently zoned R-5 as well. A change to R-5 for the subject parcels would make the zoning consistent with all 6 parcels and eliminate the current inconsistency.

B. The proposed change would be consistent and in harmony with the City General Plan and allow for a nice buffer for the residential areas further to the north. This would also create an esthetically pleasing change from the commercial zoning from Riverdale Road north to where it changes to Residential subdivisions to the north of the Assisted Living facility.

C. I believe this change is in harmony with proper planning and the city’s plan to continue to create a city that we can all be proud of and be esthetically pleasing.

D. This change is in the public interest in that it will allow consistency in the zoning and allow for the development of much needed housing in accordance with the zoning of the other contiguous parcels to the subject parcels. It would allow the applicant to develop the property in a uniform manner to the contiguous parcels and would be very needed in the city and be of great benefit to the community.

Thank you for the consideration.

Dan Phelps – applicant and owner
Parcel Number 060150018:

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN CENTER OF ROAD 390.17 FEET EAST AND 520.08 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 196.50 FEET; THENCE EAST 72.00 FEET; THENCE SOUTH 169.50 FEET TO A POINT 63.0 FEET EAST OF BEGINNING; THENCE WEST 63.0 FEET TO BEGINNING.

Parcel Number 060150068:

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 4400 SOUTH STREET AND THE EAST LINE OF 700 WEST STREET, SAID POINT LYING SOUTH 89D51' EAST 370.00 FEET AND SOUTH 1D55' WEST ALONG THE EAST LINE OF 700 WEST STREET, 462.7 FEET, MORE OR LESS, FROM THE CENTERLINE OF 4400 SOUTH STREET; RUNNING THENCE SOUTH 87D10'30" FEET, MORE OR LESS TO THE NORTHWEST PROPERTY CORNER OF THE WALTER J GREASER PROPERTY AS RECORDED IN WEBER COUNTY, SERIAL NO. 06-015-0018, THENCE NORTH 87D10'30" FEET 32.66 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF 700 WEST STREET, THENCE SOUTH 1D55' WEST 147.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINS .117 ACRE, MORE OR LESS. EXCEPT: PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST PROPERTY LINE OF THE LESLEY TRUST (TAX ID# 06-015-0055) WHICH IS SOUTH 89D51'00" EAST 370 FEET MORE OR LESS, AND SOUTH 1D55'00" WEST 430.36 FEET MORE OR LESS FROM THE CENTER OF SAID SECTION AND RUNNING, THENCE ALONG SAID WEST PROPERTY LINE SOUTH 01D55'00" WEST 32.34 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SAID PROPERTY OF THE LESLEY TRUST TAX IDENTIFICATION NUMBER 06-015-0055, THENCE ALONG THE SOUTH LINE OF SAID PROPERTY SOUTH 87D10'46" EAST 13.89 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY OF 4400 SOUTH STREET, THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT OF WAY (1) THENCE NORTH 44D13'27" WEST 1.00 FOOT MORE OR LESS, THENCE NORTHWESTERLY 20.99 FEET, MORE OR LESS, ALONG A 48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 25D38'45" WEST 20.82 FEET, MORE OR LESS (3) THENCE NORTH 13D04'48" WEST 13.96 FEET TO THE POINT OF BEGINNING. CONTAINS 171 SQUARE FEET, MORE OR LESS. (E# 2546616) [NOTE: THIS TRANSACTION WAS NOT ACCOMPANIED WITH A WRITTEN NOTICE OF COMPLIANCE AS REQUIRED BY UTAH CODE 10-9a-605. (E# 2546616)]
AGENDA ITEM: E1

SUBJECT: Consideration of a six month extension request for an approved Amended Site Plan and Plat for Greenhill at Riverdale Apartments, 4189 South 300 West, Riverdale, Utah 84405; requested by Ernie Willmore.

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration to Approve

INFORMATION:

a. Executive Summary
b. Letter of Request
c. Greenhill Site Plans Complete Set

BACK TO AGENDA
**Planning Commission**

**Executive Summary**

For the Commission meeting on: 05-14-2019

Petitioner: Ernie Willmore
Representing Riverdale Apartment Partners, LLC.

<table>
<thead>
<tr>
<th>Summary of Proposed Action</th>
</tr>
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<tbody>
<tr>
<td>Riverdale Apartment Partners, LLC, as represented by Ernie Willmore, has applied for a six-month extension for the previously approved Small Subdivision Plat and Amended Site Plan review of the Greenhill at Riverdale Apartments facility at approximately 4189 South 300 West in an Multiple-Family Residential (R-5) zone. The original site plan was previously approved by the Riverdale City Council on September 19, 2017. The three lot small subdivision and amended site plan was again approved for the Greenhill at Riverdale Apartments on May 15, 2018 for the project proposal (which included a lot line adjustment agreement that has been executed between the applicant and the City). The approved subdivision plat for the site has since been recorded with Weber County.</td>
</tr>
<tr>
<td>The project is being proposed for development on property currently owned by Riverdale Apartment Partners, LLC. Per City Code 10-25-5(D.), an extension can be requested of the Planning Commission for up to six months for a previously approved site plan approval to not lapse and lose vesting. A public hearing is not required to consider this site plan extension request.</td>
</tr>
<tr>
<td>Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the requested six month extension for the Greenhill at Riverdale Apartments small subdivision plat and amended site plan project, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Greenhill at Riverdale Apartments small subdivision plat and site plan amendment with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and have issued to them a building permit.</td>
</tr>
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</table>

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

This request for extension of the final site plan approval is regulated under City 10-25-5 "Preliminary Plan Required". The Amended Site Plan review process is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-9F "Multiple-Family Residential Zone (R-5)", 10-13D, "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 on 300 West just east of Riverdale Road and the old Chevron gas station on property currently owned by Riverdale Apartment Partners, LLC. The property is in an R-5 zone and the desired use of this property would be allowed for this project to be developed on this site. Per the applicant, the desired use is two new residential apartment structures and ancillary services to these buildings.

Attached with this executive summary is a letter from the applicant outlining the issues that have delayed...
progress on this project and a representation of the currents plans to acquire financing to move forward with the project. Generally, city staff is supportive of the developer’s efforts made to move forward with this project.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the requested six month extension for the Greenhill at Riverdale Apartments small subdivision plat and amended site plan project, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Greenhill at Riverdale Apartments small subdivision plat and site plan amendment with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and have issued to them a building permit.

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.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City Administrator

There were no comments regarding this item.
Greenhill at Riverdale Apartments Extension Request for Small Subdivision and Amended Site Plan approval – 4/8/2019

From: Ernie Willmore
Sent: Mon 4/8/2019 1:05 PM
To: Mike Eggett
Cc: Kent Nelson; Dan Bridenstine; Ernie Willmore
Subject: Greenhill: Site Plan approval Extension Request

Mike:

I received your voice mail and we would like to request a 6-month extension of our Site Plan approval. I understand that the Site Plan approval would expire on 5/15/2019 without an extension. We are currently costing the 30-unit expansion and are expecting the bids by end of next week. We will then determine financing, provided the costs are ok. Please let me know if you need anything else from me to get the extension. Thank you!

Ernie

Ernest D. Willmore, CCIM
Managing Partner
Riverdale Apartment Partners, LLC
Willmore Partners, LLC
1160 Kings Court
Kaysville, Utah 84037
801-618-7893
Ernie@WillmorePartners.com