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 to approve meeting minutes from:
   - May 14, 2019 Work Session
   - May 14, 2019 Regular Meeting

E. Action Items

1. a. Public hearing 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.

   b. Consideration to forward recommendation to the city council 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.

   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 24th 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/pmm/index.html and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: 

a. May 14, 2019 Planning Commission Work Session
b. May 14, 2019 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, May 14, 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
Kathy Eskelsen, Commissioner
Amy Ann Spiers, Commissioner
Wanda Ney, Commissioner

Absent: Blair Jones, Commissioner
Steve Hilton, Commissioner
Rikard Hermann, Commissioner

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

The Planning Commission Work Session meeting began at 6:03 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 Jones, Commissioner Hilton and Commissioner Hermann. It was noted that Commissioner Hermann may be present for the regular meeting.

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

- Americarpets ribbon cutting ceremony will be on May 17, 2019 at 12:30 p.m.
- Development on 300 West Riverdale Road is forthcoming.
- There will be an open house hosted by the Utah Department of Transportation (UDOT) regarding 5600 South to 3500 West road in Roy with an emphasis on road widening.

There was a discussion regarding environmental impact studies required for major road improvements, such as road widening.

Consent Items:
Chairman Wingfield asked for any changes or corrections to the minutes for April 23, 2019 Regular and Work Session Planning Commission meeting. There were no requested changes.

Mr. Eggett noted the second consent item, 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, is specifically to set the public hearing. The proposed rezone will be fully discussed during the May 28th meeting.

It was noted that one motion could be used to approve both consent items.

Action Items:
Chairman Wingfield invited discussion regarding the first action item, 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. Mr. Eggett summarized the executive summary and invited questions. Mr. Eggett reminded the planning commission that the site plan had already been approved by the city council, and as such, the focus of tonight’s meeting should be focused regarding the extension request itself.

Mr. Eggett explained if the applicant does not acquire a building permit after the 6 month extension period, then he would be required to begin the process from the beginning again.

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

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:14 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, May 14, 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  
Kathy Eskelsen, Commissioner  
Amy Ann Spiers, Commissioner  
Rikard Hermann, Commissioner – arrived at 6:38 p.m.  
Wanda Ney, Commissioner  

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

Excused:  
Blair Jones, Commissioner  
Steve Hilton, Commissioner  

Visitors:  
Dan Phelps  
Ernie Willmore  

A. Welcome & Roll Call  
The Planning Commission Meeting began at 6:32 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  
There were no public comments.

C. Presentations and Reports  
Chairman Wingfield turned the time over to Mr. Eggett who reported the following:  
- Americarpet’s ribbon cutting ceremony will be on May 17, 2019 at 12:30 p.m.  
- Development on 300 West Riverdale Road is forthcoming.  
- There will be an open house hosted by the Utah Department of Transportation (UDOT) regarding 5600 South to 3500 West road in Roy with an emphasis on road widening.  
- UDOT will be adding a carpool lane extending from Layton City to the 4400 South Bridge in Riverdale; construction is anticipated to last 2 years.

D. Consent Items  
1. Consideration to approve meeting minutes from the Planning Commission Meeting held on April 23, 2019.  
Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the April 23, 2019 Work Session and Regular Meeting. There were no changes requested.  

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.  
Mr. Eggett explained this consent item is the standard procedure for Riverdale City. If this item is approved, a public hearing will be scheduled on May 28th to review the rezone proposal.  

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

There was no discussion regarding this motion.  

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

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.  
Mr. Eggett summarized an executive summary which explained:
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.

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.

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.

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.

Ernie Willmore, the applicant invited questions from the planning commission. Commissioner Spiers asked if there would be any remodeling of the existing units. Mr. Willmore discussed the remodels that had occurred and explained how the remodeling in conjunction with the proposed amenities would hopefully encourage long term tenants.

**MOTION:** Commissioner Eskelsen moved to approve the 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. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Spiers, Ney, Hermann, Eskelsen and Wingfield 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 Eskelsen moved to adjourn the meeting. Commissioner Spiers seconded the motion; all voted in favor.

   The meeting adjourned at 6:41 p.m.

---

Robert Wingfield  
Planning Commission Chair

Jackie Manning  
City Recorder

Date Approved: **May 28, 2019**
AGENDA ITEM: E1a&b

SUBJECT: Public hearing and consideration to forward recommendation to the city council 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 Director

ACTION REQUESTED: Public Hearing & Consideration to forward recommendation.

INFORMATION:

a. Executive Summary
b. Rezone Area
c. Application
d. Public Hearing Checklist
e. Public Entities Listrf. Notice to Daniel Phelps
g. Certification of Sign Placement
h. Sign Placement
i. Public Hearing Notice

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 05-28-2019

Petitioner: Daniel Phelps

Summary of Proposed Action

Daniel Phelps, the petitioner in this matter, is requesting a rezone of property located at approximately 690 West 4400 South from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-5) zoning to allow for possibility of the future development of an independent living residential structure and supporting facilities (see the application documents for further explanation). Neighboring properties to the north and east are already zoned with an R-5 zoning. This request is for approximately 0.36 acres of land located on two properties on the corner of 700 West and 4400 South 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, with the appropriate findings of fact to support the Commission’s recommendation.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 “Rezone Requests” and is affected by City Codes 10-9C “Single-Family and Single-Family with Rental Unit Residential (R-2) zone” and 10-9F “Multiple-Family Residential (R-5) zone”.

The petitioner’s property is currently listed in the County Records under the ownership of Daniel J. Phelps. This property has been utilized historically as a residential single-family home lot; at the current time, the home has since been demolished and the property is sitting vacant as an open space.

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.
The General Plan use for this area is currently set as "Residential - Low Density", however, neighboring uses include an assisted living care facility to the north and trailer park facilities to the east and south across 4400 South.

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<tr>
<th>General Plan Guidance (Section Reference)</th>
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<tr>
<td>The General Plan use for this area is currently set as &quot;Residential - Low Density&quot;, however, neighboring uses include an assisted living care facility to the north and trailer park facilities to the east and south across 4400 South.</td>
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<td>Steve Brooks, Attorney</td>
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<th>Administrative Comments - City Administrator</th>
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May 16th, 2019

Daniel Phelps – rezone request for properties at approximately 690 West 4400 South from Single-Family and Single-Family with Rental Unit Residential (R-2) Zone to Multiple-Family Residential (R-5) Zone. Area bound in black requested to be rezoned as noted.
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 4-23-19

APPLICANT NAME: Daniel Phelps

PHONE NUMBER: On File

APPLICANT ADDRESS: On File

ADDRESS OF SITE: Approx 670 west 4400 So, 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: Daniel Phelps
Signature of Property Owner: Daniel 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: ___________________________
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 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" WEST 147.28 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" WEST 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 LINE PROPERTY OF THE LESLEY TRUST (TAX ID# 06-015-0055) WHICH IS SOUTH 89D51'00" EAST 370 FEET MORE OR LESS, AND SOUTH 01D55'00" 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) (2) THENCE NORTH 13D04'48" WEST 13.95 FEET TO THE POINT OF BEGINNING. CONTAINS 171 SQUARE FEET MORE OR LESS. [NOTE: THIS TRANSACTION WAS NOT ACCOMPANIED WITH A WRITTEN NOTICE OF COMPLIANCE AS REQUIRED BY UTAH CODE 10-9a-605. (E# 2546616)]
# Receipt Details

**RIVERDALE CITY CORPORATION**
4690 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

Receipt No: 15628440  
Apr 23, 2019

**BEEHIVE STONEY BROOKE INC.**

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04/23/2019 2:01 PM
690 West 4400 South – 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 – 690 W. 4400 S.

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

1. UDOT – Region One: sent on May 17, 2019
2. Weber School District: sent on May 17, 2019
3. Weber County Government: sent on May 17, 2019
4. Roy Water Conservancy District: sent on May 17, 2019
5. Weber Basin Water Conservancy District: sent on May 17, 2019
6. Comcast: sent on May 17, 2019
7. Century Link: sent on May 17, 2019
8. Rocky Mountain Power: sent on May 17, 2019
9. Dominion Energy: sent on May 17, 2019
10. Central Weber Sewer District: sent on May 17, 2019
May 17th, 2019

Daniel J Phelps
3766 North 3675 West
Morgan, Utah 84050-9890

Dear Mr. Phelps:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 690 West 4400 South in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, May 28th, 2019
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 690 West 4400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-5) 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 R-2 zoning language is found under Title 10, Chapter 9B and the R-5 zoning language is found under Title 10, Chapter 9F.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 16th day of May, 2019, I supervised the placement of a sign on property located at approximately 690 West 4400 South, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 16th day of May, 2019.

Randy Koger, Community Development Department
Notice of Rezone Request

For information, contact Riverdale City at 801-394-5541 x 1215.
Riverdale City gives notice that on Tuesday, **May 28, 2019** 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 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.

The proposed ordinance may be viewed on the Riverdale City Website: [www.riverdalecity.com](http://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 City Council concerning the proposed action at the aforementioned time and place.

________________________________________________________________________________________________

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 15th day of May, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at [http://www.riverdalecity.com/](http://www.riverdalecity.com/) 3) the Public Notice Website: [http://www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

This notice is scheduled to be published in the Standard Examiner on May 18, 2019.

Jackie Manning
Riverdale City Recorder