Riverdale City

Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

September 5, 2013

Notice of Public Hearing

Riverdale Planning Commission
Tuesday, September 24, 2013
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 Weber River Drive
Riverdale, Utah

Riverdale City's Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from A-1 to R-1-10 for a residence located at 5759 South Weber Drive in Riverdale. All residents are invited and encouraged to attend.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

September 5, 2013

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, September 24, 2013, 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, a public hearing will be held to receive and consider public comment on a proposed rezone request from A-1 to R-1-10 for a residence located at 5759 South Weber Drive in Riverdale.

Publish one time by September 14, 2013.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
City Recorder
Phone: 801-436-1232
Fax: 801-399-5784
eherrick@riverdalecity.com

Notice received by Standard Examiner _____
Date

By: _____
Name

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: AUG. 16, 2013 **FEE SCHEDULE: $250**

APPLICANT NAME: HARMON JENSEN PHONE NUMBER: 801-726-4408

APPLICANT ADDRESS: 5759 S WEBER DR
RIVERDALE

ADDRESS OF SITE: SAME

PROPERTY OWNER: HARMON JENSEN

PRESENT ZONING: A1

PRESENT USE: RESIDENCE

PROPOSED ZONING: R1. (R-1-10)ME

PROPOSED USE: RESIDENCE - BUILD NEW HOME

PROPERTY ACREAGE: .8

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.

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

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: _____

Request for Zone Change for 5759 South Weber Dr.

Zoning should be changed from A-1 to R 1-10 because-

1. The land and adjoining properties on the west side of SouthWeber Dr. are residential and have not been used as agricultural properties for many years.

2. There is not sufficient available useful land on the property for agricultural purposes.

3. This property (as well as many others) is less than 40,000 square feet and according to present statutes, the home cannot be enlarged or improved upon.

4. If it can't be re-zoned and or divided, I cannot build a new house or even make significant additions to the present structure.

5. There is plenty of space for a new lot for a new house. By dividing the present lot in half, there will still be 17,000 sq. ft. for each lot, which is still larger than the lot to the south.

Zoning will be in harmony with areas to the west.

Between the 5451 (which zoning has already been changed to R-10) on the north end of South Weber Dr to the 5765 property on the south, all lots with the exception of one are less than 40,000 square feet and presently none are using any of their land for agricultural purposes. Some properties do not have the land for additional buildings because of the hill to the west. My property does. (See property info for properties on S. Weber Dr. below)

Zoning change is in the public interest.
1. Because it will allow the property owner(s) to upgrade and build.
2. Because it will be adding to the beauty of the city and increasing property values.
3. It will make zoning more homogeneous and consistent with property usage.

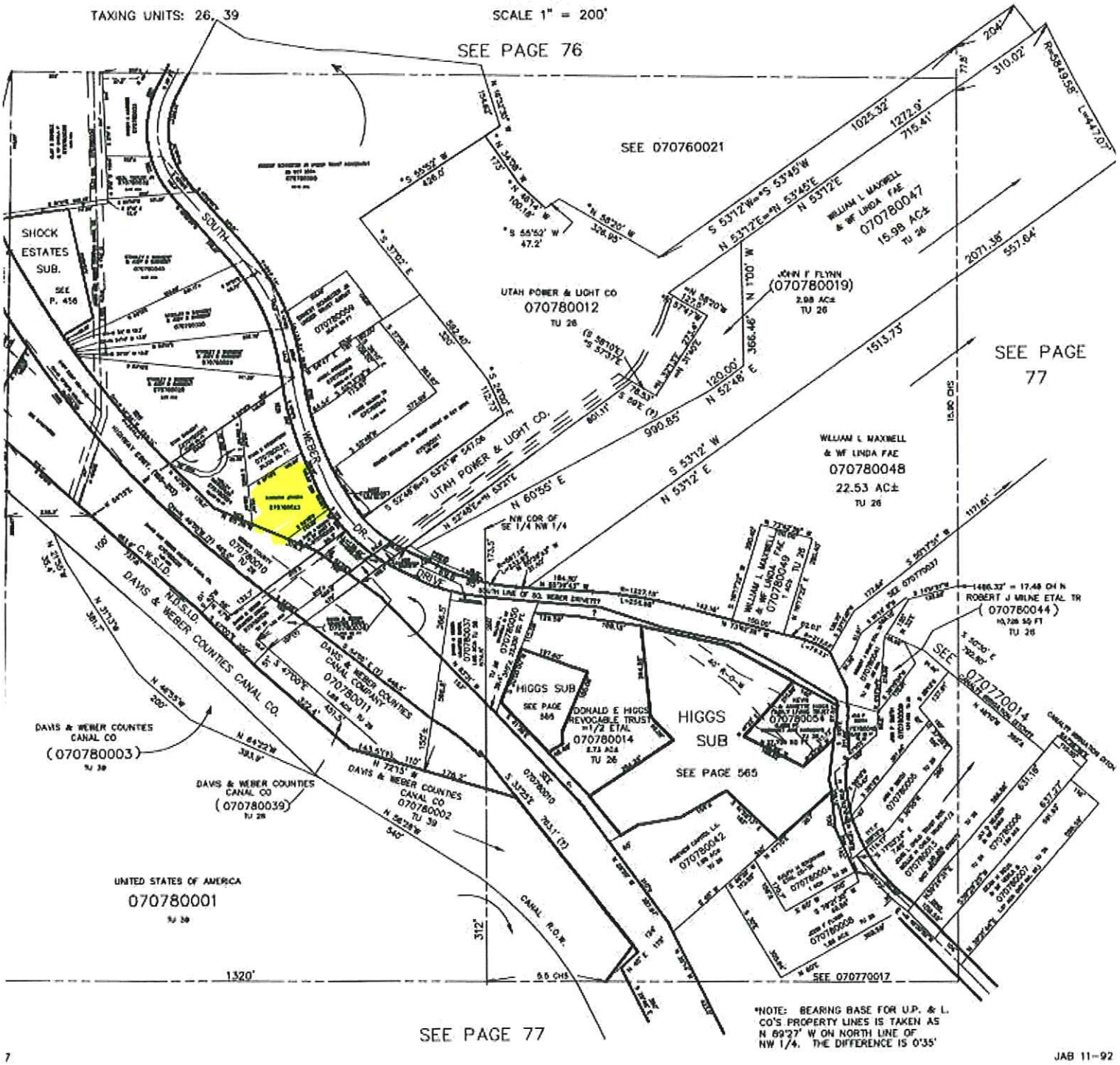
Address	Current Zone	Square Feet	
5431	R 1-10	13,504	
5528	RE-20	20,037	Backs up to S Weber
5536	RE-20	20,037	Backs up to S Weber
5548	RE-20	20,037	Backs up to S Weber
5562	RE-20	29,620	Backs up to S Weber
5591	A-1	57,063	
5651	A-1	31,799	
5671	A-1	26,136	
5749	A-1	30,928	
5759	A-1	34,412	
5765	A-1	13,504	

SECTION 19, T.5N., R.1W., S.L.B. & M.

IN RIVERDALE CITY

SCALE 1" = 200'

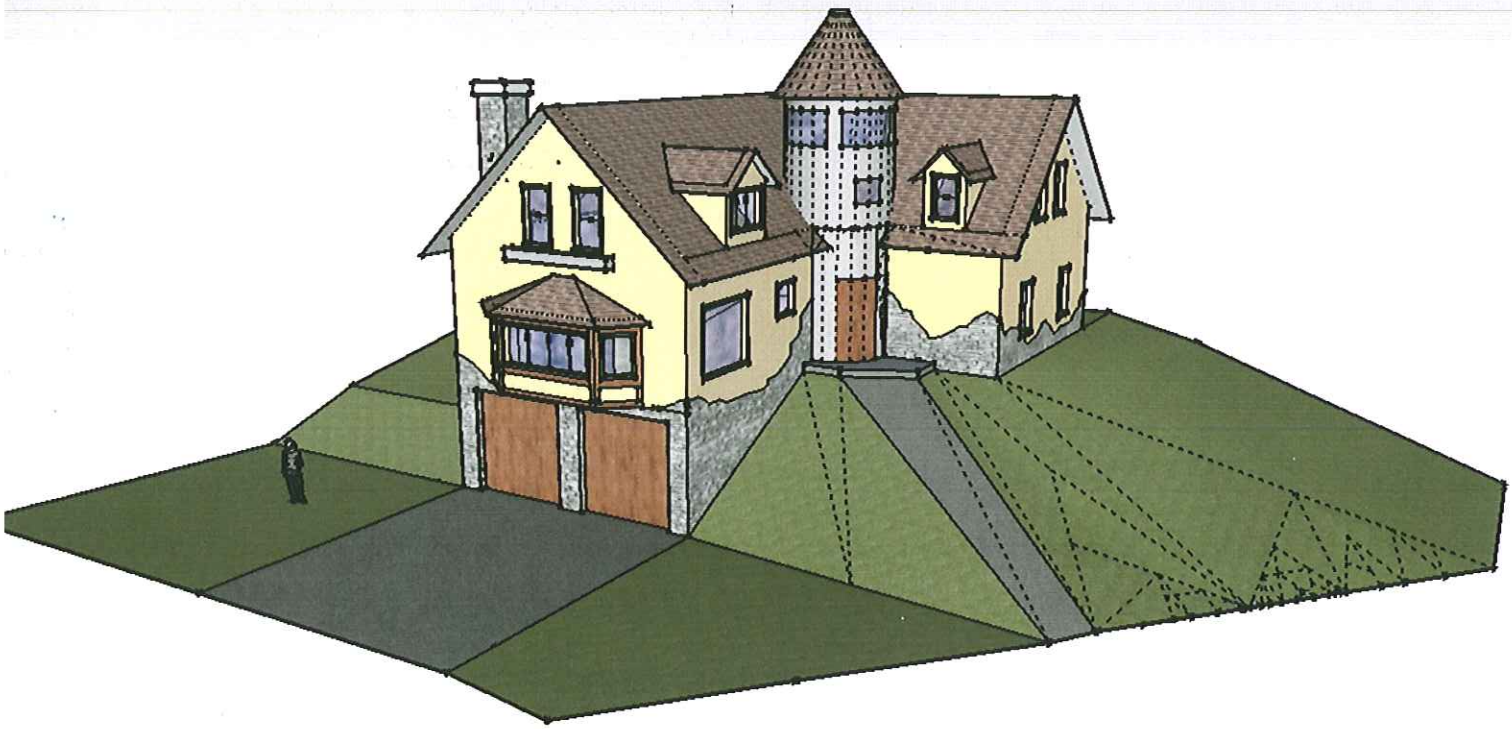
TAXING UNITS: 26, 39



*NOTE: BEARING BASE FOR U.P. & L. CO'S PROPERTY LINES IS TAKEN AS N 89°27' W ON NORTH LINE OF NW 1/4. THE DIFFERENCE IS 0°35'

JAB 11-92

RYAN D ROD
070780021
30,732 SQ. FT.
180.09'
N 57°15'E
S 5°55'E
329.20'
125.20'
Existing
HARMON JENSEN
070780023
New
68.66'?
206.06'
115.99'
S 37°E
S 52°48'W
143.36'
80'
ELUID A MORFIN
& WF JANET F
070780020
99.3'
91.44'
316.2'
WEBER



RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.464275 Aug 20, 2013

JENSEN, HARMON

Previous Balance:		.00
MISCELLANEOUS - REZONE		250.00
10-34-1500 ZONING & SUB. FEES		
Total:		250.00
CHECK	Check No: 3273	250.00
Total Applied:		250.00
Change Tendered:		.00

08/20/2013 01:47PM

Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes

Todays Date: 09/04/2013

<--Back to Search

Parcel # 07-078-0023

Ownership Info

Owner	JENSEN, HARMON
Property Address	5759 S WEBER DR RIVERDALE 84405
Mailing Address	5759 S WEBER RIVER DR OGDEN UT 84405
Tax Unit	26

View in Geo-Gizmo

Plat Map

Plat Map Last Uploaded:
06 Aug 2013

07-078 View PDF

Viewing Plat Maps requires Adobe Reader

Dedication Plat

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
1999734			18-DEC-03

Kind of Instrument
SP WARRANTY DEED

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING 1301 FEET SOUTH AND 236.3 FEET EAST AND NORTH 54D15'EAST 509.02 FEET AND SOUTH 5D55' EAST 210.10 FEET FROM THENORTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH57D15' EAST 180.09 FEET TO COUNTY ROAD; THENCE SOUTH 15D47'EAST 125.20 FEET, THENCE SOUTH 37D EAST 68.66 FEET, MORE ORLESS, TO THE NORTHERLY CORNER OF PROPERTY CONVEYED TO SHANNONB KAPP BY DEED RECORDED NOVEMBER 17,1959 IN BOOK 630 OFRECORDS, PAGE 101, ENTRY NO. 324651; THENCE SOUTH 52D48' WESTTO U S HIGHWAY; THENCE NORTHWESTERLY ALONG SAID HIGHWAY TO APOINT SOUTH 5D55' EAST FROM BEGINNING; THENCE NORTH 5D55' WEST115.99 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

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