



April 23, 2015

Notice of Public Hearing

Riverdale Planning Commission
Tuesday, May 12, 2015
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-2, R-3 or R-4 for a .52 acre parcel located between 4813 S. and 4847 S. on 1700 West 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.

April 23, 2015

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, May 12, 2015, 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-2, R-3 or R-4 for a .52 acre parcel located between 4813 S. and 4847 S. on 1700 West in Riverdale. All residents are invited and encouraged to attend.

Publish one time by April 28, 2015.

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 4-20-15 FEE SCHEDULE: \$250

APPLICANT NAME Cole Eskelban PHONE NUMBER: 330.240.8596

APPLICANT ADDRESS 4025 W. 5100 S.
Ugden, UT 84405

ADDRESS OF SITE Not assigned, parcel # 081030014

PROPERTY OWNER Cecil & Sheila Roberts

PRESENT ZONING A-1

PRESENT USE: Vacant Land

PROPOSED ZONING R-2, R-3, or R-4

PROPOSED USE: Duplex or Fourplex
R-2, R-3, R-4 (Preference for R-4)

PROPERTY ACREAGE: .52 Acres

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]
Signature of Applicant

[Signature] Sheila S. Roberts
Signature of Property Owner

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

1. Why should current zoning be changed?

The property is located in a bit of a unique area. There are multifamily homes to the north and around the corner in the adjacent properties. It is also across the street with a pretty high amount of noise pollution. We feel that the zoning of multifamily would be the best use of the property given the circumstances of the surroundings.

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

City General Plan online is Agriculture. This is not in line with it.

3. 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?

Attached is a map that best demonstrates the use of the general area G of the 3 adjoining properties are being used as multifamily or commercial and H is unknown on the other two. This change would best bring the parcel in line with the local area.

4. How is the change in the public interest as well as the applicants desire?

The lot is currently vacant, with debris scattered along the back. Now that the 4plex to the north is cleaned up and rented this lot is the next needing cleaned up to continue to improve the area. The lot has been for sale for a number of months as single family, however the market's failed interest demonstrates single family is not a good use. Therefore we propose bringing it more in line with the use of the general area.

N.E. 1/4 OF N.W. 1/4
SECTION 13, T.5N., R.2W., S.L.B. & M.

103-1

TAXING UNIT: 26, 157, 419

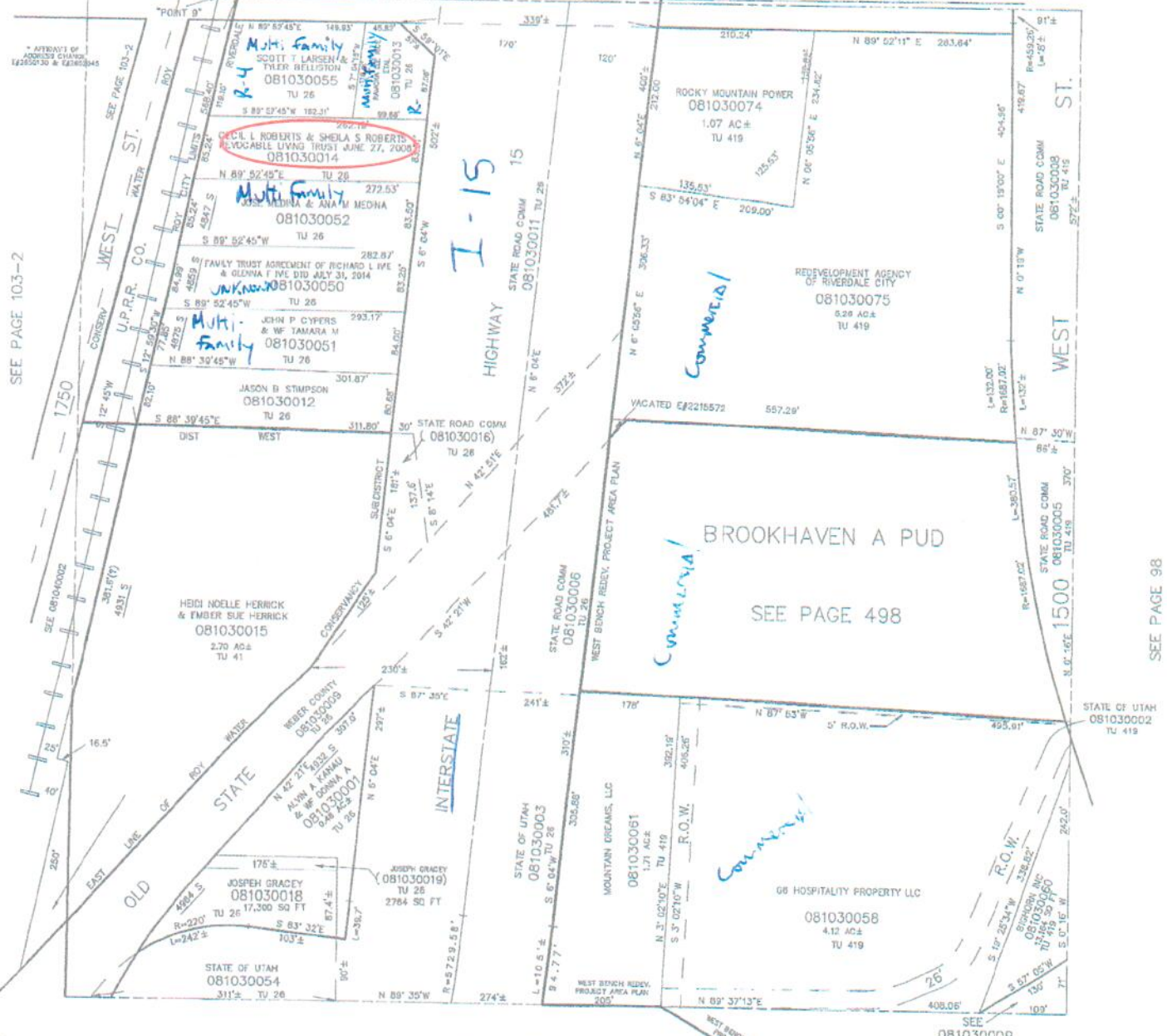
IN RIVERDALE CITY

SCALE 1" = 100'

Multi Family
COMMERCIAL

SEE PAGE 87

WEST BENCH REDEV. PROJECT AREA PLAN



SEE PAGE 103-2

I-15

Commercial

Commercial

BROOKHAVEN A PUD

SEE PAGE 498

SEE PAGE 98

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.490257

Apr 21, 2015

COLE ESKELSON-JASON BICKLEY

Previous Balance:		.00
MISCELLANEOUS - REZONE REQUEST APPLICATION		250.00
10-34-1500 ZONING & SUB. FEES		
<hr/>		
Total:		250.00
<hr/>		
CHECK	Check No: 102	250.00
Total Applied:		250.00
<hr/>		
Change Tendered:		.00
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04/21/2015 10:11AM