



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – AUGUST 13, 2019**

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:
July 9, 2019 Work Session
July 9, 2019 Regular Meeting
2. Consideration to set a public hearing on the August 27th, 2019 Planning Commission meeting for the purpose of forwarding a recommendation to the City Council regarding proposed amendments to Municipal Code 10-14-11 "Swimming Pool, Swim Spa and Hot Tub, Family".
Presented by: Mike Eggett, Community Development

E. Action Items

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 12th day of August, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Shalee Evans
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2019**

AGENDA ITEM: D1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION:

- a. [July 9, 2019 Planning Commission Work Session](#)
- b. [July 9, 2019 Planning Commission Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, July 9, 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
Steve Hilton, Commissioner
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Amy Ann Spiers, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Evans, City Recorder

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance.

Presentations and Reports:

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

- Crumbl Cookies is now open for business, along with Besst Realty and Lunchbox wax.
- Ritter drive project is well on its way to being finished.
- Sam's club is starting a major remodel throughout their building.
- Building permit review for Zao Asian café.
- Mr. Eggett welcomed Shalee Evans as the new City Recorder, and asked her to say a few words to the commissioners.

Consent Items:

There we no consent items.

Action Items:

Chairman Wingfield invited discussion regarding the first action item, a public hearing and consideration to forward recommendation to the city council regarding a rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

There was a brief discussion regarding neighboring homes that petitioner does not own. Also that on that map there was a mapping error that is being adjusted. There were questions about a note on the map in the packet, Mr. Eggett explained that it was an RDA area note.

Mr. Eggett did say that he had two phone calls in regards to the rezone request. He did state that both phone calls were positive in regards to the rezone being single-family residential property.

Discretionary Items:

There were no discretionary items.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:17 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, July 9, 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
Steve Hilton, Commissioner
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Amy Ann Spiers, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Evans, City Recorder

Visitors: Hugh Parke Lorri Thurgood

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:

- Crumbl cookie, Besst Realty, and Lunchbox wax is now open for business.
- Building permit currently being reviewed for Zao's Asian café.
- Ritter Drive is available for use although it is still being finalized.
- Building permits are currently on hold with Coleman Farms while the project is under administrative review.
- Welcomed the new City Recorder, Shalee Evans.

D. Consent Items

No consent items.

E. Action Items

1. **Public hearing** to receive and consider comments regarding a Rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

MOTION: Commissioner Eskelson moves to open the public hearing. Commissioner Spiers seconded the motion; and all voted in favor.

There were no public comments made.

MOTION: Commissioner Hermann moves to close the public hearing. Commissioner Jones seconds the motion; and all voted in favor.

Mr. Eggett summarized an executive summary which explained:

Eva Panunzio (as represented by Lorri Thurgood), the petitioner in this matter, is requesting a rezone of property located at approximately 863 West and 881 West 4400 South from Single-Family and Single-family with Rental Unit Residential (R-2) zoning to Single-Family Residential (R-1-6) zoning to allow for possibility of the future development of a single family residential subdivision with a potential PRUD overlay future conditional use request(see the application documents for further explanation). Neighboring properties to the north, east, and a majority to the west of the site are currently zoned with an R-2 zoning. Properties to the southwest and south are currently zoned with a C-3 zoning designation. This request is for

Planning Commission Regular Meeting, July 9, 2019

approximately 3.56 acres of land located on two properties between 4400 South and 4450 South that would be affected by the proposed rezone request

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.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as "Residential – Low Density" and "Mixed Use – Transitional". The proposed rezone request and project concept would support these general plan future land use designations..

Mr. Eggett confirmed the only feedback received for this rezone request was two phone calls from residents. They were both positive in regards to single family residential zoning.

Mr. Eggett turned the time over for any questions from the commissioners.

Commissioner Jones asked Mr. Eggett if he knows if the city has any plans for a round-about near the residential homes, due to concerns of high traffic issues. Mr. Eggett advised Commissioner Jones to reach out to the Mayor or City Administrator for further information regarding that inquiry.

2. Consideration to forward recommendation to the city council regarding a rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

MOTION: Commissioner Jones moved to recommend approval to the City Council regarding a rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood. Commissioner Hilton seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Eskelsen, Hermann, Wingfield, Jones, Hilton, Ney and Spiers 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 Hilton seconded the motion; all voted in favor.

Planning Commission Regular Meeting, July 9, 2019

The meeting adjourned at 6:44 p.m.

Robert Wingfield
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved:

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2019**

AGENDA ITEM: D2

SUBJECT: Consideration to set a public hearing on the August 27th, 2019 Planning Commission meeting for the purpose of forwarding a recommendation to the City Council regarding proposed amendments to Municipal Code 10-14-11 "Swimming Pool, Swim Spa and Hot Tub, Family".

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration to Approve

INFORMATION: [a. Swimming Pool Code.](#)

[BACK TO AGENDA](#)

10-14-11: SWIMMING POOL, SWIM SPA AND HOT TUB, FAMILY:

A family above or in ground swimming pool, swim spa and hot tub shall be permitted in the rear yard of a dwelling as an accessory use, provided the following requirements are met:

- A. Location: The location of such family swimming pool, swim spa, hot tub or accessory machinery shall not be less than seven feet (7') from any interior property line or if an easement exists on the property the pool, spa or tub must be completely off the easement. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

- B. Enclosure; Lighting: An outside family swimming pool shall be completely enclosed by a substantial fence of not less than six feet (6') in height and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises.

- C. Pool Covers: In addition to the setback and fencing requirements set forth herein, it is strongly recommended that pool owners utilize pool covers that comply with the most current personal liability insurance standards.

- D. Side Yard Location: If a property has sufficient side yard to accommodate a pool, spa or hot tub in meeting all of the above requirements while also maintaining the required side yard setback (from property line to any portion of the structure) for the zone it is located in, then the pool, spa or hot tub may be located in the side yard. (Ord. 818, 10-2-2012)