



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **December 23, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

Members Excused: Blair Jones, Chairman
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and six members of the public Ashley Andersen, Lorri Thurgood, Hugh Parke, Lori Mitchell, Drew Mitchell, Cliff Mitchell

A. Welcome & Roll Call

Vice-Chairman Hilton welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Chairman Jones and Commissioner Gailey who are excused.

B. Open Communications

Vice-Chairman Hilton said there are no members of the public except the petitioners present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett said updates to the Community Development Report include the start of construction at Bravo Arts Academy, the ongoing remodel of the new Harley-Davidson dealership and Riverdale Fire Department and the completion of Riverdale Business Park phase one. He asked for any questions and none were noted.

D. Consent Items

1. **Consideration of meeting minutes from:
October 14, 2014 Work Session
October 14, 2014 Planning Commission**

2. **Consideration of Meeting Schedule for 2015**

Vice-Chairman Hilton asked for any changes or corrections to the previous meeting minutes and proposed 2015 meeting schedule and none were noted.

Motion: Commissioner Eskelsen moved to approve the consent items. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. a. **Public hearing to receive and consider public comment on a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.**

b. **Consideration of a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.**

Vice-Chairman Hilton said the only action item on tonight's agenda is consideration of a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S. Mr. Eggett said the rezone public hearing was noticed properly as evidenced in the documentation included in the packet. Vice-Chairman Hilton opened the public hearing for public comment and no comments were received.

Motion: Commissioner Fleming moved to close the public hearing. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said this parcel of land is currently owned by the Mitchell Family Trust and a developer is interested in rezoning the land so that it can accommodate a PRUD development with residential lots no smaller than 6,000 square feet. He said this use would be a good transitional buffer between the commercial and residential zones and coincides with Riverdale's General Plan and Master Land Use Plan. Vice-Chairman Hilton asked how many homes are being proposed and Mr. Eggett said the petitioners haven't indicated a number but if this rezone is approved a proposal will be submitted which will be subject to Planning Commission and City Council consideration. Vice-Chairman Hilton asked is a representative of the Thurgood or Mitchell family would like to speak about the rezone request and no comments were made. Commissioner Hansen said he lives in this neighborhood and supports the rezone and proposed use as it will create a buffer between the commercial and residential areas. Vice-Chairman Hilton asked for any additional questions or concerns and none were noted.

Motion: Commissioner Hansen moved to forward a favorable recommendation to the City Council to approve a rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Hilton asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:44 p.m.

Approved: January 27, 2014

Attest:

Steve Hilton, Vice-Chairman

Ember Herrick, City Recorder