

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 11, 2017, at 6:31 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

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

Visitors: Ryan Anderson, RD Development Group
Joe Garlington, RD Development Group

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Open Communications

There were no open communications.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Riverdale Town Square continues construction.
- Hobby Lobby continues construction.
- Habit Burger continues construction
- Tuesday Morning continues remodel and construction.
- Security Federal Credit Union is open.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on March 14, 2017.

Chairman Hilton invited changes or corrections to the Planning Commission meeting minutes for the March 14, 2017 Work Session and Regular Meeting and there were none.

MOTION: Commissioner Wingfield moved to approve meeting minutes as written.
Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor to approve consent items.

2. Consideration to set a public hearing on April 25, 2017 to receive and consider comments regarding a proposed rezone of properties located approximately 1378 West Ritter Drive from Agricultural (A-1) zoning to Single Family Residential (R-1-8) zoning.

Chairman Hilton invited discussion regarding the second consent item, consideration to set a public hearing on April 25, 2017 regarding the rezone requests for two properties located along Ritter Drive in Riverdale City. Mike Eggett, the Community Development Director, clarified there are two applications being noticed for a rezone. The first rezone request is for property located approximately 1378 West Ritter Drive, requested by Howard C Coleman Family Trust & Howards Land LLC, as represented by Ryan Anderson, RD Development Group, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). This rezone application is for 10.29 acres.

The second rezone request is for property located approximately 1500 West Ritter Drive, requested by Riverdale City, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). This rezone application is for .31 acres.

Chairman Hilton invited Ryan Anderson, with RD Development Group, to speak regarding the rezone request. Mr. Anderson stated his goal was to meet the needs of the community. They reviewed the past rezone request regarding this property, as such they are requesting the R-1-8 zoning.

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Commissioner Jones asked if there was a conceptual plan available. Mr. Anderson confirmed and dispersed a copy of a rough draft conceptual plan to the Planning Commission. A copy was retained for public record. Mr. Anderson stated there will not be an access road connecting to Ritter Drive.

There was a brief discussion regarding potential lot sizes in relation to setbacks.

MOTION: Commissioner Jones moved to set a public hearing for April 25, 2017 to receive and consider comments regarding a proposed rezone of properties located at approximately 1378 West Ritter Drive from Agricultural (A-1) zoning to Single Family Residential (R-1-8) zoning. Commissioner Wingfield seconded the motion.

Mr. Eggett recommended an amendment to the motion to include the second rezone request [application from Riverdale City].

AMENDED MOTION: Commissioner Jones moved to amend his motion to include the second application for property located approximately 1500 West Ritter Drive, requested by Riverdale City, zone change from Agricultural (A-1) to Single Family Residential (R-1-8). Commissioner Wingfield seconded the amended motion.

CALL THE QUESTION: Commissioner Boatright, Wingfield, Eskelsen, Fleming, Gailey, Jones, and Chairman Hilton all voted in favor to set the public hearing.

E. Discretionary Items

Chairman Hilton asked if there were any discretionary items and there were none.

F. Adjournment

MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Boatright seconded the motion; all voted in favor.

The meeting adjourned at 6:40 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **May 9, 2017**