

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, May 9, 2017, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners: Steve Hilton, Chairman
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner- arrived at 6:41 PM

City Employees: Mike Eggett, Community Development
Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Jackie Manning, City Recorder

Excused: Kathy Eskelsen, Commissioner
Blair Jones, Vice-Chair

Visitors: Ryan Anderson G.L. Faust
Richard Copps Roy Miller
Jane Hall Joe Garlington
Brent Coleman Janet Deschamp
Melissa Carey Name not legible

A. Welcome & Roll Call

The meeting began at 6:30 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Jones and Commissioner Eskelsen who were excused, and Commissioner Boatright who was expected shortly.

B. Open Communications

Chairman Hilton asked for any open communications that did not pertain to the public hearings and there were no comments made.

C. Presentations and Reports

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

- Security Service Federal Credit Union is open for business.
- Farmer's Insurance has a new location in the Brook Haven Building Complex.
- Tuesday Morning will be moving next to Shopko (old Hancock Fabric building).
- Target continues their remodel.
- New Starbucks at Target.
- Hokulia is now open.
- Habit Burger should be open shortly.
- Hobby Lobby should be open shortly.
- Chipotle has begun construction.
- After Habit Burger is open, Wing Stop will begin construction.
- New buildings near Hobby Lobby will shortly begin construction.
- The Flex buildings located near Wal-Mart are near completion.
- The Kia Dealership remodel will be sometime in the future.
- The RDA (Redevelopment Agency) continues to review possible development of properties near the 500 West Area.
- There may be an infill lot development in the future.
- There may be a site plan application for additional apartments at the Greenhill Apartment Complex (formerly known as the Valley West Apartments).

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on April 11, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the April 11, 2017 Work Session and Regular Meeting. There were no changes requested.

Planning Commission Regular Meeting, May 9, 2017

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of approving the meeting minutes as written.

E. Action Items

1. Public Hearing to receive and consider public comment regarding a rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located at approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Chairman Hilton opened the public hearing.

Jane Hall, 1265 West 5175 South, Riverdale, Utah, stated her home abuts the proposed rezone property. Ms. Hall expressed concern regarding the rezone and the size of the lots. She stated she received a map (conceptual site plan) for the rezone property and she was unsure how the developers would be able to develop due to the land elevation in that area.

Ms. Hall discussed the aging sewage system and felt the infrastructure should be addressed. She discussed a conversation she had with the applicant regarding the enlargement of the road 1250 West (Coleman Lane). Ms. Hall expressed 1250 West needs to be significantly larger with an added sidewalk along Ritter Drive to accommodate emergency vehicles for the new anticipated development. She stated R-1-10 zoning would be better suited for this area.

No further comments were made.

MOTION: Commissioner Fleming moved to close the public hearing. Commissioner Wingfield seconded the motion; all voted in favor to close the public hearing.

Mr. Eggett summarized an executive summary which explained:

RD Development Group LLC, the petitioner in this matter, is requesting a rezone of two properties located at approximately 1378 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future subdivision development opportunities for these properties. This request is for approximately 10.29 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)".

The petitioner's properties are currently listed in the County Records under the ownership of Howard C Coleman Family Trust, Howards Land LLC, and Riverdale City. These Coleman Family properties are currently being utilized as agricultural and grazing use properties and have been operating in this fashion for many years. At current time the zoning is compatible with the current use on the site.

RD Development Group LLC/Anderson Development has entered into a purchase agreement with the Coleman Family for the properties affected by this petition. RD Development Group representatives have indicated that the group's intent for the properties is to potentially subdivide the properties into single-family residential lots that could be accessible from 1500 West and 1250 West (Coleman Lane) respectively.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

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.

Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request. Staff would encourage the Planning Commission to review this matter, including concerns outlined

herein, and then discuss with the petitioners any concerns that may arise in this matter.

Ryan Anderson, RD Development, discussed his efforts in meeting with the residents who live near the proposed rezone property and he emphasized the desire to address all concerns.

Planning Commissioner Boatright arrived at 6:41 p.m.

Chairman Hilton discussed the growth and development in Riverdale and explained Riverdale has changed from farm land to commercial and residential developments.

Commissioner Gailey asked what types of homes would be built on a future development. Mr. Anderson replied single family detached homes, similar to the subdivision south of the property. Commissioner Gailey expressed concern regarding the existing traffic of Ritter Drive and informed the applicant the potential challenges of development in that area pertaining to the traffic. Mr. Anderson explained there would be road improvements to Ritter Drive located along the development, which would include road widening, curb, gutter, and sidewalk.

Chairman Hilton summarized the concerns expressed regarding any development along Ritter Drive, such as traffic, road improvements, sewer infrastructure, and the amount of lots. Mr. Eggett stated all technical aspects would be addressed during the subdivision process and all of the concerns would be taken into consideration in conjunction with City and State codes.

Commissioner Boatright expressed concern regarding traffic along Ritter Drive and felt that traffic mitigation should be addressed prior to any rezones. He stated he liked the existing farmland. Mr. Anderson understands the concerns pertaining to traffic and intends to address and meet the City Standards.

Commissioner Fleming discussed the rezone and wanted to ensure if the development didn't occur, the Coleman's were protected (in relation to property taxes). Mr. Anderson explained the rezoning process in regards to purchasing and taxes. Steve Brooks, the City Attorney, confirmed the Coleman's Family signed the application for the rezone, so he felt comfortable with the application.

MOTION: Commissioner Fleming moved to forward a favorable recommendation to the City Council for the rezone request from Howard C. Coleman Family Trust & Howards Land LLC, for property located approximately 1378 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential) with the stipulation that all Riverdale City requirements are met prior to development. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Chairman Hilton, Commissioner Gailey, Commissioner Fleming and Commissioner Wingfield all voted in favor. Commissioner Boatright voted in opposition. The motion carried to forward a favorable recommendation to the City Council with a majority vote.

2. Public Hearing to receive and consider public comment regarding a rezone request from Riverdale City, regarding property located at approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Chairman Hilton opened the public hearing.

Jane Hall, 1265 West 5175 South, Riverdale, Utah, stated she didn't have information pertaining to this rezone request. She asked if this request could be explained to the general public before the public hearing to allow for questions to be addressed.

MOTION: Commissioner Wingfield moved to close the public hearing. Commissioner Boatright seconded the motion; and all voted in favor.

Mr. Eggett summarized the executive summary which explained:

Riverdale City, as the petitioner in this matter, is requesting a rezone of two properties located at approximately 1500 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future development opportunities for these properties. This request is for approximately 0.31 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.
Title 10 Ordinance Guidelines (Code Reference)

Planning Commission Regular Meeting, May 9, 2017

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)".

The City properties are currently listed in the County Records under the ownership of Riverdale City. These properties are currently not being utilized for any specific purpose and are a maintenance concern for the City. At current time the zoning has established these lots as legal nonconforming properties owned and maintained by the City.

A rezone of these properties would afford Riverdale City more opportunities to make available the land for conveyance to future interested parties.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

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, including concerns outlined herein, and then 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.

Mr. Worthen, the City Administrator, thanked Mr. Eggett for his executive summary. He discussed the continuing maintenance issue this property continues to burden the City each year. If this property were rezoned it would allow the City to surplus and sell the property.

There was a brief discussion regarding the bidding process and the potential benefits to the City and the residents, by selling this property.

MOTION: Commissioner Wingfield moved to forward a favorable recommendation to the City Council for the rezone request from Riverdale City, for property located approximately 1500 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Gailey, Commissioner Fleming, Commissioner Wingfield, and Chairman Hilton all voted in favor of the motion. Commissioner Boatright voted in opposition. The motion carried to forward a favorable recommendation to the City Council with a majority vote.

F. Discretionary Items

There were no discretionary items discussed.

G. 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 7:04 p.m.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **June 13, 2017**