

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, May 14, 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  
Kathy Eskelsen, Commissioner  
Amy Ann Spiers, Commissioner  
Rikard Hermann, Commissioner – arrived at 6:38 p.m.  
Wanda Ney, Commissioner

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

Excused: Blair Jones, Commissioner  
Steve Hilton, Commissioner

Visitors: Dan Phelps Ernie Willmore

#### **A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:32 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**

There were no public comments.

#### **C. Presentations and Reports**

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

- Americarpets ribbon cutting ceremony will be on May 17, 2019 at 12:30 p.m.
- Development on 300 West Riverdale Road is forthcoming.
- There will be an open house hosted by the Utah Department of Transportation (UDOT) regarding 5600 South to 3500 West road in Roy with an emphasis on road widening.
- UDOT will be adding a carpool lane extending from Layton City to the 4400 South Bridge in Riverdale; construction is anticipated to last 2 years.

#### **D. Consent Items**

##### **1. Consideration to approve meeting minutes from the Planning Commission Meeting held on April 23, 2019.**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the April 23, 2019 Work Session and Regular Meeting. There were no changes requested.

##### **2. Consideration to set a Public Hearing for May 28, 2019 to receive and consider comments regarding a Rezone request for properties located approximately 690 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Multiple-Family Residential (R-5); requested by Daniel Phelps.**

Mr. Eggett explained this consent item is the standard procedure for Riverdale City. If this item is approved, a public hearing will be scheduled on May 28<sup>th</sup> to review the rezone proposal.

**MOTION:** Commissioner Spiers moved to approve consent items meeting minutes as written.  
Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously in favor of the motion.

#### **E. Action Items**

##### **1. Consideration of a six month extension request for an approved Amended Site Plan and Plat for Greenhill at Riverdale Apartments, 4189 South 300 West, Riverdale, Utah 84405; requested by Ernie Willmore.**

Mr. Eggett summarized an executive summary which explained:

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Riverdale Apartment Partners, LLC, as represented by Ernie Willmore, has applied for a six-month extension for the previously approved Small Subdivision Plat and Amended Site Plan review of the Greenhill at Riverdale Apartments facility at approximately 4189 South 300 West in an Multiple-Family Residential (R-5) zone. The original site plan was previously approved by the Riverdale City Council on September 19, 2017. The three lot small subdivision and amended site plan was again approved for the Greenhill at Riverdale Apartments on May 15, 2018 for the project proposal (which included a lot line adjustment agreement that has been executed between the applicant and the City). The approved subdivision plat for the site has since been recorded with Weber County.

The project is being proposed for development on property currently owned by Riverdale Apartment Partners, LLC. Per City Code 10-25-5(D.), an extension can be requested of the Planning Commission for up to six months for a previously approved site plan approval to not lapse and lose vesting. A public hearing is not required to consider this site plan extension request.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the requested six month extension for the Greenhill at Riverdale Apartments small subdivision plat and amended site plan project, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Greenhill at Riverdale Apartments small subdivision plat and site plan amendment with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and have issued to them a building permit.

### Title 10 Ordinance Guidelines (Code Reference)

This request for extension of the final site plan approval is regulated under City 10-25-5 "Preliminary Plan Required". The Amended Site Plan review process is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-9F "Multiple-Family Residential Zone (R-5)", 10-13D, "10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on 300 West just east of Riverdale Road and the old Chevron gas station on property currently owned by Riverdale Apartment Partners, LLC. The property is in an R-5 zone and the desired use of this property would be allowed for this project to be developed on this site. Per the applicant, the desired use is two new residential apartment structures and ancillary services to these buildings.

Attached with this executive summary is a letter from the applicant outlining the issues that have delayed progress on this project and a representation of the current plans to acquire financing to move forward with the project. Generally, city staff is supportive of the developer's efforts made to move forward with this project.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the requested six month extension for the Greenhill at Riverdale Apartments small subdivision plat and amended site plan project, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Greenhill at Riverdale Apartments small subdivision plat and site plan amendment with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and have issued to them a building permit.

### General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and, although this project proposal is not a commercial project, it would be complimentary to the regional commercial uses in this area of the City.

Ernie Willmore, the applicant invited questions from the planning commission. Commissioner Spiers asked if there would be any remodeling of the existing units. Mr. Willmore discussed the remodels that had occurred and explained how the remodeling in conjunction with the proposed amenities would hopefully encourage long term tenants.

**MOTION:** Commissioner Eskelsen moved to approve the six month extension request for an approved Amended Site Plan and Plat for Greenhill at Riverdale Apartments, 4189 South 300 West, Riverdale, Utah 84405; requested by Ernie Willmore. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

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

The meeting adjourned at 6:41 p.m.

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Robert Wingfield  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **May 28, 2019**