

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, May 28, 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

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

Excused: Amy Ann Spiers, Commissioner

Visitors: Dan Phelps Michelle Phelps

#### **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 with the exception of Commissioner Spiers who is excused.

#### **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:

- Grand opening for Americarpets was a success
- Business Park Phase 2 passed through City Council
- 4104 South Riverdale Road site plan forthcoming at a future Planning Commission meeting
- Potential future rezone application at a June Planning Commission meeting
- Brook Haven Office Building is progressing

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

##### **1. Consideration to approve meeting minutes from the Planning Commission Meeting held on May 14, 2019.**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the May 14, 2019 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

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

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

##### **1. Public hearing 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 summarized an executive summary which explained:

Daniel Phelps, the petitioner in this matter, is requesting a rezone of property located at approximately 690 West 4400 South from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-5) zoning to allow for possibility of the future development of an independent living residential structure and supporting facilities (see the application documents for further explanation). Neighboring properties to the north and east are already zoned with an R-5 zoning. This request is for approximately 0.36 acres of land located on two properties on the corner of

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700 West and 4400 South 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 provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission's recommendation.

### Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential (R-2) zone" and 10-9F "Multiple-Family Residential (R-5) zone".

The petitioner's property is currently listed in the County Records under the ownership of Daniel J. Phelps. This property has been utilized historically as a residential single-family home lot; at the current time, the home has since been demolished and the property is sitting vacant as an open space.

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", however, neighboring uses include an assisted living care facility to the north and trailer park facilities to the east and south across 4400 South.

Mr. Eggett confirmed the only feedback received for this rezone request was a property broker who wanted information about the uses for an R-5 zone.

**MOTION:** Commissioner Eskelsen moved to open the public hearing. Commissioner Hermann seconded the motion; and all voted in favor.

There were no public comments made.

**MOTION:** Commissioner Eskelsen moved to close the public hearing. Commissioner Ney seconded the motion; and all voted in favor.

### **b. Consideration to forward recommendation to the city council 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.**

The applicant was invited to address the planning commission. Dan Phelps, the applicant, confirmed he owns all the properties surrounding the rezone property. Commissioner Jones asked about the development plans for the property. Mr. Phelps explained after combining the properties into one parcel he intends on building an independent senior housing facility, similar to the Riverdale City Senior Center. He discussed the need for such facility. Designs are still in draft format at this time. This facility would not be for young couples or families.

**MOTION:** Commissioner Hilton moved to recommend approval to the City Council 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. Commissioner Jones 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 Jones seconded the motion; all voted in favor.

The meeting adjourned at 6:46 p.m.

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Robert Wingfield  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **June 11, 2019**