

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, July 9, 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
Amy Ann Spiers, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Evans, City Recorder

Visitors: Hugh Parke Lorri Thurgood

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.

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:

- Crumbl cookie, Besst Realty, and Lunchbox wax is now open for business.
- Building permit currently being reviewed for Zao's Asian café.
- Ritter Drive is available for use although it is still being finalized.
- Building permits are currently on hold with Coleman Farms while the project is under administrative review.
- Welcomed the new City Recorder, Shalee Evans.

D. Consent Items

No consent items.

E. Action Items

1. **Public hearing** to receive and consider comments regarding a Rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

MOTION: Commissioner Eskelson moves to open the public hearing. Commissioner Spiers seconded the motion; and all voted in favor.

There were no public comments made.

MOTION: Commissioner Hermann moves to close the public hearing. Commissioner Jones seconds the motion; and all voted in favor.

Mr. Eggett summarized an executive summary which explained:

Eva Panunzio (as represented by Lorri Thurgood), the petitioner in this matter, is requesting a rezone of property located at approximately 863 West and 881 West 4400 South from Single-Family and Single-family with Rental Unit Residential (R-2) zoning to Single-Family Residential (R-1-6) zoning to allow for possibility of the future development of a single family residential subdivision with a potential PRUD overlay future conditional use request(see the application documents for further explanation). Neighboring properties to the north, east, and a majority to the west of the site are currently zoned with an R-2 zoning. Properties to the southwest and south are currently zoned with a C-3 zoning designation. This request is for

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approximately 3.56 acres of land located on two properties between 4400 South and 4450 South that would be affected by the proposed rezone request

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" and "Mixed Use – Transitional". The proposed rezone request and project concept would support these general plan future land use designations..

Mr. Eggett confirmed the only feedback received for this rezone request was two phone calls from residents. They were both positive in regards to single family residential zoning.

Mr. Eggett turned the time over for any questions from the commissioners.

Commissioner Jones asked Mr. Eggett if he knows if the city has any plans for a round-about near the residential homes, due to concerns of high traffic issues. Mr. Eggett advised Commissioner Jones to reach out to the Mayor or City Administrator for further information regarding that inquiry.

2. Consideration to forward recommendation to the city council regarding a rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

MOTION: Commissioner Jones moved to recommend approval to the City Council regarding a rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood. Commissioner Hilton 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 Hilton seconded the motion; all voted in favor.

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The meeting adjourned at 6:44 p.m.

Robert Wingfield
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: **8/13/2019**