

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 13, 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
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: Josh Yeates Delyn Yeates
Jared Olson Brittany Olson

A. Welcome & Roll Call

The meeting began at 6:32 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following new or remodeled businesses:

- At&t
- Salon Services
- MOD Pizza
- Lady Jane's Haircuts for Men
- The Habit Grill
- Chipotle
- Wing-Stop
- Hobby Lobby
- Tuesday Morning
- Wood Creations
- Sleep Number
- El Pollo Loco
- Jersey Mike's Subs
- Target - remodel
- Good Earth- remodel

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on May 9, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the May 9, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration of setting public hearings on June 27, 2017 for: a. Rezone request for properties located approximately 1526 West Ritter Drive, Riverdale, Utah, 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates. b. Rezone request for properties located approximately 1560 West Ritter Drive, Riverdale, Utah 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.

Delyn Yeates, applicant of the rezone, explained the purpose of the rezone is to allow for a campus expansion for the Assisted Living Facility which will be built on the adjacent property. Mr. Yeates discussed the various types of facilities he hopes to make available with this expansion.

There was a brief discussion regarding the amount of residents that will be living at the facility in relation to staff members. The applicants confirmed they will bring answers to these questions at the next meeting.

Mr. Eggett reminded the Planning Commissioners the scope of this item was to set a public hearing. More information

will be available during the next meeting.

Chairman Hilton suggested the applicants meet with the surround residents in the rezone area for the purpose of addressing any concerns the residents may have.

There was a brief discussion regarding the road improvements which will be made to Ritter Drive as a result of this development.

MOTION: Commissioner Fleming moved to approve consent items as proposed.
Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Boatright, Eskelsen, Fleming, Wingfield, Jones all voted in favor of approving the consent items.

E. Action Items

1. Consideration of approval for an Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson.

Chairman Hilton invited the applicant to discuss his application for the infill lot development.

Jared Olsen, Riverdale, Utah explained this single family home will be developed in 2 phases. The first phase will be a 920 square foot living space with a garage. It was noted the addition will be connected to the anticipated building. Mr. Olsen confirmed he will meet the requirements of the City Ordinance, including any requests made by the fire department for emergency response vehicles. He is waiting for property survey results, but when they become available he will forward them to the City.

There was a discussion regarding rentals, and Mr. Olsen stated his intent was to live in the home versus renting it.

Below is the executive summary for the application, which was discussed during the work session meeting.

Petitioner Jared Olson has requested development of an infill lot (like a flag lot) in a Single-Family and Single-Family with Rental Unit Residential R-2 zone located at approximately 4300 South 1000 West (parcel id #06-004-0024). The property contains approximately 0.58 acres of land and has approximately 60 feet along 1000 West which could accommodate the driveway to access the entirety of the lot (see the attached proposal documentation for more information).

A public hearing is not required for this request and the Planning Commission, subject to Title 10, Chapter 12 "Infill Lots", are the land use authority for this request. Following discussion of the request, the Planning Commission may make act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-12 "Infill Lots", and 10-14 "Regulations Applicable to All Zones" in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department.

The infill lot development is currently owned by Jared S Olson and wf Brittany. Historically, this property has sat vacant off of 1000 West due to lack of appropriate frontage to meet zone requirements for a legal building lot. Therefore, this infill lot development request is before the Planning Commission for review and consideration.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). The infill lot development consideration does require that specific requirements and conditions may be imposed upon the property "development as outlined by the Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration" (Riverdale City Code 10-12-3(A.)(9.)). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled "Departmental Staff Reports".

MOTION: Commissioner Jones moved to approve Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson, subject to any building additions being connected to the single family home.
Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Gailey, Boatright, Eskelsen, Fleming, Wingfield, Jones, Hilton all voted in favor of the approval.

2. Consideration of recommendation to the City Council, for a second Site Plan Amendment for Riverdale Assisted Living Center, site located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, requested by Riverdale Living, LLC (Delyn and Josh Yeates).

Delyn Yeates, the applicant, stated the site plan amendment is to accommodate an updated design to the Assisted Living Facility for the purpose of having more residents living at the assisted living facility. Mr. Yeates discussed his collaboration in meeting not only the City Requirements, but also in working with engineers to finalize the site plan.

Mr. Yeates stated the Storm Water Maintenance Plan and Schedule has been submitted, and is awaiting review from the City Engineer. Mr. Yeates further explained the Storm Water Design is in the process of being addressed. Mr. Yeates is working with a third party certified fire protection to finalize the report to address the culinary demand for water.

Below is the executive summary which was discussed during the Work Session meeting.

Riverdale Living, LLC, as represented by Delyn and Josh Yeates, has applied for a Second Amended Site Plan review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The original site plan was previously approved by the Riverdale City Council on August 2, 2011, updated on September 20, 2011, then known as Aunt Nancy's Assisted Living Center, and was planned to be developed in two phases. An amended site plan was again approved for the Riverdale Assisted Living Center on July 5, 2016 for the project proposal (which included a development agreement that has been executed between the applicant and the City). Additionally, a previous agreement was made with the developers that a rezone process to change the zoning to Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. As part of this site plan approval process, a subdivision plat was created for the site and was anticipated to be recorded with the County. Unfortunately, the plat was never recorded and is provided following this document as part of this consideration approval process.

The project is being proposed for development on property currently owned by Riverdale Living, LLC. A public hearing is not required to consider this Site Plan proposal. The Second Amended Site Plan proposal is before the Planning Commission because the applicants have prepared an updated building plan that changed the overall footprint of the building in a way that is now configured differently than previously approved by the City Council in July 2016.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the proposed second amendment to the site plan and subdivision plat with any requested modifications/amendments, or not approve the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-13D "Low-Impact Transition Overlay Zone (LIT)", "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 at the west end of Ritter Drive on property currently owned by Riverdale Living, LLC. The property is in an A-1 zone and the desired use of this property, per federal housing standards, would be allowed for this project to be developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the facility.

Attached with this executive summary is a document entitled "Second Amendment to Site Plan Review – Riverdale Assisted Living Center (old Aunt Nancy's)"; this is a supplementary document addressing items on the Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is proposed elevation drawings and the updated engineer's cost estimate.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(A.) for Residential Districts); the applicant should be directed to adhere to this Code when contemplating signage.

General Plan Guidance (Section Reference)

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The General Plan use for this area is currently set as "Residential – Low Density" and this proposed project is not in agreement with this land use; however, rezoning for the site will make the use more conducive to the parcel, should a rezone to LIT occur in the future.

Chairman Hilton asked the applicant if he could address all the outstanding items prior to being scheduled on the City Council agenda and Mr. Yeates confirmed.

Commissioner Boatright asked how soon the applicants would begin construction, and Mr. Yeates confirmed as soon as he receives approval from the City and gets funding for the project.

MOTION: Commissioner Jones moved to recommend approval to the City Council for the amended site plan for Riverdale Assisted Living Center, located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, with the stipulation that the application not be placed before the City Council until all outstanding items have been addressed. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Boatright, Eskelsen, Fleming, Wingfield, Jones, Hilton, Gailey all voted in favor of the motion.

F. Discretionary Items

Commissioner Gailey thanked the police department for their efforts in reducing the speed issue near Ritter Drive.

There was a discussion regarding the information in the packet and whether or not too much information was being provided in the packets. There were varying opinions on whether it was too much information or just enough. Mr. Eggett stated his goal is to promote as much government transparency as possible.

G. Adjournment

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

The meeting adjourned at TIME PM.7:05 PM

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **June 27, 2017**