

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, July 11, 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 Kathy Eskelsen, Commissioner Robert Wingfield, Commissioner Gary Boatright, Commissioner		
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder		
Excused:	Lori Fleming, Commissioner David Gailey, Commissioner		
Visitors:	Jane Hall Keaton Morton Richard Cops	Ryan Andersen Brent Coleman	Joe Garlington Richard Hall

A. Welcome & Roll Call

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 Gailey and Commissioner Fleming who were excused.

B. Open Communications

Chairman Hilton asked for any open communications.

Jane Hall, 1265 West 5175 South, Riverdale, Utah expressed her concern regarding the detention pond located on the site plan; specifically who would maintain it. She wanted to ensure there was enough water to accommodate the additional residents as a result of this subdivision. She expressed concern regarding the grade transitioning between Coleman Lane and 1500 West. She noted that the Public Works Director, Shawn Douglas, included in his staff comments a recommendation for a traffic study. Ms. Hall discussed the existing businesses, which resulted in an increase in traffic in the residential areas. For this reason she wanted to see the traffic study when it is available. She asked that the re-opening of Ritter Drive be considered to help with traffic flow.

C. Presentations and Reports

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

- Conditional Use Application will be on the next agenda for a two family dwelling.
- Target Grand Re-opening
- Habit Burger is now open
- Hobby Lobby will open end of July
- Wood Creations will open in August

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on June 27, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the June 27, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Wingfield moved to approve consent items meeting minutes as written. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. Consideration of Preliminary Site Plan Approval for Coleman Farms Subdivision and Plat, 1378 West Ritter Drive, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

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RD Development Group, LLC has applied for a Residential Subdivision Site Plan and Plat review and approval for the Coleman Farms proposed development located at approximately 1378 West Ritter Drive in a Single-Family Residential R-1-8 zone. The proposed subdivision site plan is before the Planning Commission at this time for preliminary review and approval of the plan and plat. A public hearing will not be required to consider this proposed subdivision. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion for preliminary approval if the site plan and plat, preliminary approval with additional requirements, or no support for preliminary approval of the proposed Coleman Farms subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive preliminary approval, the site plan and plat would be updated and brought back to the Planning Commission for Final Site Plan and Plat recommendation consideration.

Title 10 Ordinance Guidelines (Code Reference)

This PRUD Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-9B "Single-Family Residential Zone (R-1-8)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of the Howard C Coleman Family Trust and Howards Land, LLC. These properties are undeveloped and have been maintained as a single-family residence, stable site, and agricultural properties or otherwise unused land for many years. Recently, the City approved the rezoning of these properties from Agricultural (A-1) to the Single-Family Residential (R-1-8) zoning. At this time, the Coleman Family is planning to finalize the selling of their property to RD Development Group, LLC if the proposed development becomes approved by City leadership in the future.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential – Low Density" and this proposed project complies with this proposed land use.

Chairman Hilton invited the applicant to comment.

Ryan Anderson, with RD Development, explained his company works with builders in drafting the entitlements, such as the types of buildings allowed per City Code, at which point they sell the lots to the builder and the builder then constructs the house based on these standards.

Mr. Anderson explained all of the city staff concerns can be addressed through engineering. Mr. Anderson is working with an engineer to best mitigate the traffic flow and the information is anticipated to be presented at the next Planning Commission Meeting.

Mr. Eggett asked the applicant if he would explore the option of a median turn lane along 1500 West to help with traffic flow. Mr. Anderson stated that was one of the methods his traffic engineer discussed as an option.

MOTION: Commissioner Eskelsen moved to approve the Preliminary Site Plan Approval for the Coleman Farms Subdivision and Plat, 1378 West Ritter Drive, Riverdale, Utah 84405, with the condition that the applicant, RD Development, address all staff concerns before the final plat review be submitted to the Planning Commission. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Eskelsen, Wingfield, Hilton, Boatright, and Jones all voted in favor of the motion.

F. Discretionary Items

Chairman Hilton asked if there were any discretionary items. Commissioner Boatright thanked Mr. Anderson for being good neighbors by addressing concerns with the neighborhood. He hopes the good communication will continue.

G. Adjournment

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

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The meeting adjourned at 6:44 p.m.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **July 25, 2017**