

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 8, 2017, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Blair Jones, Vice-Chair David Gailey, Commissioner Lori Fleming, Commissioner Kathy Eskelsen, Commissioner Gary Boatright, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Steve Hilton, Chairman Robert Wingfield, Commissioner
Visitors:	None

A. Welcome & Roll Call

The Planning Commission meeting began at 6:31 p.m. Vice-Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Chairman Hilton and Commissioner Wingfield who were excused.

B. Open Communications

There were no open communications.

C. Presentations and Reports

Vice-Chairman Jones turned the time over to Mike Eggett, in Community Development, who reported the following:

- Grand opening for Wingstop
- Jersey Mikes and Chipotle will be opening soon
- There will be a forth coming rezone application for property located near classic waterslides

D. Consent Items

1. Consideration of approving meeting minutes from the Planning Commission Meeting held on July 25, 2017.

Vice-Chairman Jones asked for changes or corrections to the Planning Commission meeting minutes for the July 25, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Fleming moved to approve the meeting minutes as proposed. Commissioner Eskelsen seconded the motion. All voted in favor.

2. Consideration to set a public hearing for August 22, 2017 to receive and consider comments regarding a rezone request for properties located approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone.

MOTION: Commissioner Fleming moved to set the public hearing for August 22, 2017 to receive and consider comments regarding a rezone request for properties located approximately 4189 South 300 West Riverdale, Utah 84405; zone change from Regional Commercial (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5) zone. Commissioner Gailey seconded the motion. All voted in favor.

3. Consideration to set a public hearing for August 22, 2017 to receive and consider comments regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community Commercial (C-2) zoning.

MOTION: Commissioner Fleming moved to set the public hearing for August 22, 2017 to receive and consider comments regarding a rezone request for properties located at approximately 4296 South 500 West, Riverdale, Utah; zone change from Multi-Family Residential (R-4) to Community Commercial (C-2) zoning. Commissioner Boatright seconded the motion. All voted in favor.

E. Action Items

1. Consideration to approve the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners.

Mr. Eggett summarized an executive summary which explained:

Riverdale Apartment Partners has applied for a Multiple-Family Residential Site Plan and Plat review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 3000 West in a Multiple-Family Residential R-5 zone (with a very small portion in a Residential R-4 zone that is proposed to be also rezoned to the R-5 zone). The proposed subdivision site plan is before the Planning Commission at this time for preliminary review and approval of the site plan and plat. A public hearing is required to consider this proposed site plan and plat. 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 Greenhill Apartments building additions 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 Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions" and City Code 10-9E and 9F "Multiple-Family Residential Zone (R-4)" and "(R-5)" respectively. This proposal is also affected by City Codes 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and other various development standards found within the City Code.

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multiple-family residential apartments and associated service buildings for many years.

Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership has submitted a rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multiple-Family Residential (R-4) zoning to Neighborhood Commercial (C-2) zoning. This rezoning request will allow the City and RDA to also have a favorable shift in property zoning to allow for future commercial development of these associated properties.

Additionally, the Greenhill Apartments applicants have provided a conditional use application for the proposed building additions that is required to allow the development of more than 49 units within an R-5 zone. The conditional use permit would be considered for approval on the same night as the final consideration of the site plan and plat for this project. The applicants have also provided a rezoning application to the City to rezoning all properties in the new plat from Multiple-Family Residential (R-4) and Regional Commercial (C-3) zoning to Multiple-Family Residential (R-5) zoning.

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 "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.

Mr. Eggett briefly noted the outstanding items and comments of concern as listed by the City Attorney, the City Engineer, the Public Works Director, the Fire Chief, and the City Administrator.

There was a discussion regarding the numerous outstanding items with emphasis of concern expressed by each Planning Commissioner. There was a consensus to table this item until the majority of the outstanding items were addressed.

MOTION: Commissioner Eskelsen moved to table the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners, until the applicant addresses 80 percent of the outstanding items, with the further condition that the Storm Drain System, Landscape Plan, Irrigation Design,

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Geotechnical Report, and Flow Test issues be a part of the 80 percent of items that are addressed. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Gailey, Boatright, Eskelsen, Fleming and Jones all voted in favor to table.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

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

The meeting adjourned at 6:49 p.m.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **August 22, 2017**