

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 22, 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
Gary Boatright, Commissioner

City Employees: Mike Eggett, Community Development
Steve Brooks, City Attorney
Jackie Manning, City Recorder

Excused: Robert Wingfield, Commissioner

Visitors: Ernie Willmore Mike Staten Joe Garlington
Keaton Morton Ryan Anderson Greg Day
Dave Morton

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31 p.m. 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 Wingfield who is excused.

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:

- Upcoming training for Planning Commissioners through the Utah League of Cities and Towns (ULCT)
- Land Use training - broadcast in multiple locations
- Joint Strategic Planning Meeting between the City Council, Planning Commission, and City Staff 08/29/17
- Chipotle will open soon
- Future site plans pending
- Greenhill Apartments Conditional Use Permit forthcoming

D. Consent Items

1. Consideration of approving the meeting minutes from the Planning Commission Meeting held on August 8, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the August 8, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration to set a Public Hearing on September 12, 2017, to receive and consider comments regarding a Rezone Request for properties located at approximately 4465 South 600 West, Riverdale, Utah, zone change from Agricultural (A-1) to Regional Planned Commercial (CP-3) zoning; requested by M&J Leisure LC.

Mr. Eggett discussed the application and explained the zone change the applicant is requesting is not in line with the general plan, but the Planning Commission could still grant the rezone if they felt the request reflected the city's best interest.

MOTION: Commissioner Fleming moved to approve consent items as proposed.
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. a. Public Hearing: 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.

Mr. Eggett summarized an executive summary which explained:

Riverdale Apartment Partners, the petitioner in this matter, is requesting a rezone of properties located at approximately 4189 South 300 West from Multiple-Family Residential (R-4) zone and Regional Commercial (C-3) zone to Multiple-Family Residential (R-3) zoning to allow for the resolution of current property use conflicts with the correct zoning and to clean up the parcel to reflect one zoning for the entire Greenhill Apartments parcel area, as shown in the new plat for the current site plan proposal. This request is for approximately 5.6 acres of land 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 make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-9E "Multiple-Family Residential (R-4) zone", 10-9F "Multiple-Family Residential (R-5) zone", and 10-10A "Regional Commercial (C-3) zone".

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. A portion of the property that was part of this property swap (along the east and south perimeter of the apartment property) is currently a portion of the rezone request in this Riverdale Apartment Partners' application. The property to the east of the apartment property is part of an existing property gap that does not have zoning assigned to it and would be updated to reflect R-5 zoning, should this rezone request be approved.

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 separate 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 Community 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.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

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.

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 residential use adjacent to the established regional commercial uses in this area of the City.

Chairman Hilton opened the public hearing and invited any members of the public to comment. No comments were made.

MOTION: Commissioner Fleming made a motion to close the public hearing. Commissioner Eskelsen seconded the motion; and all voted in favor.

b. Consideration to forward a recommendation to the City Council regarding a rezone request for properties located at 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; requested by Riverdale Apartment Partners.

Chairman Hilton invited the applicant to discuss the property improvements. Ernie Willmore, the applicant, discussed the various improvements to be made to the property including a club house and various amenities such as a hot tub and fire pit.

MOTION: Commissioner Boatright moved to forward a favorable recommendation to the City Council regarding a rezone request for properties located at 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; requested by Riverdale Apartment Partners. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Boatright, Eskelsen, Fleming and Jones all voted in favor. The motion passed unanimously.

2. a. Public Hearing: 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.

Mr. Eggett summarized an executive summary which explained:

Riverdale City and the RDA of Riverdale City, the petitioners in this matter, are requesting a rezone of properties located at approximately 4296 South 500 West from Multiple-Family Residential (R-4) zoning to Community Commercial (C-2) zoning to allow for future commercial development of these associated properties and to enable a potential apartment building to be constructed on the south side of the Greenhill Apartments property. This request is for approximately 3.64 acres of City land and 2.96 acres of RDA land (total of 6.6 acres) 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 make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-9E "Multiple-Family Residential (R-4) zone" and 10-10A "Regional Commercial (C-3) zone".

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale City and the Redevelopment Agency of Riverdale City. These properties have been maintained recently as vacant ground/hillside areas and historically were unused hillside properties and single-family residential home lots.

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 this 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 Community Commercial (C-2) zoning. This rezoning request will allow the City and RDA to have a favorable shift in property zoning to allow for future commercial development of these associated properties.

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.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this zone change would be supported by the General Plan for these properties.

Chairman Hilton opened the public hearing and invited any members of the public to comment. No comments were made.

MOTION: Commissioner Fleming made a motion to close the public hearing. Commissioner Boatright seconded the motion; and all voted in favor.

b. Consideration to forward a recommendation to the City Council 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; requested by Riverdale City and RDA of Riverdale.

Steve Brooks, the City Attorney, felt this rezone complied with the long term goals of the city.

MOTION: Commissioner Fleming moved to forward a favorable recommendation to the City Council 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

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Commercial (C-2) zoning; requested by Riverdale City and the RDA of Riverdale. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Gailey, Boatright, Eskelsen, Fleming, Jones and Hilton all voted in favor. The motion passed unanimously.

3. (Item tabled from August 8, 2017) 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.

MOTION: Commissioner Eskelsen moved to untable the discussion for 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. Commissioner Jones seconded the motion; and all voted unanimously in favor.

Mr. Eggett summarized the 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. On August 8, 2017, this request came before the Planning Commission; at the conclusion of the discussion, the request was tabled with the requirement that the applicants resolve 80% or more of the staff comments with specific noted criteria to be addressed and submitted. The applicants believe they have met this requirement. 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 Community Commercial (C-2) zoning. This rezoning request is on the Commission agenda tonight and 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; this rezone request is also on the Commission agenda this evening for consideration.

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)

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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 explained Mike Staten, the engineer for this project, has provided updated comments responding and addressing Mr. Eggett's original concerns.

Mike Staten, the engineer on this project, apologized for the absence at the prior planning commission meeting and explained it was due to a family medical emergency.

There was a discussion regarding the outstanding items, with an emphasis on the applicants desire to address all the items. Mr. Staten felt this application was ready to move forward.

Mr. Staten discussed the overall development in relation to the building additions and interior remodels with an emphasis on the overall goal to provide high quality apartments. There was a discussion regarding the new rates the additions will qualify for.

MOTION: Commissioner Fleming moved 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. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Boatright, Eskelsen, Fleming, Jones, Hilton and Gailey all voted in favor. The motion passed unanimously.

4. Consideration to forward a recommendation to the City Council regarding the Final Site Plan of the Coleman Farms Subdivision and Plat, located approximately 1378 West Ritter Drive, Riverdale, Utah 84405; requested by RD Development Group LLC.

Mr. Eggett summarized the executive summary which explained:

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 final review and City Council recommendation consideration of the plan and plat. A public hearing will not be required to consider this proposed subdivision. On July 11, 2017, this request received Preliminary Approval from the Planning Commission. Following the presentation and discussion of the final site plan and plat proposal, the Planning Commission may make a motion recommending City Council approval of the site plan and plat, final approval with additional requirements, or no support for City Council approval of the proposed Coleman Farms subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive recommendation to City Council for final approval, the site plan and plat would be updated and forwarded on to the City Council for final approval 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.

There was a discussion regarding the neighborhood outreach made by the applicants, RD Development, which involved discussion of the anticipated access points in and out of the new proposed subdivision. Ryan Anderson, the

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applicant, noted every resident he spoke with did not want the subdivision to access Ritter Drive.

There was a discussion regarding traffic mitigation strategy with an emphasis on minimizing traffic for the local residents and surrounding businesses. It was confirmed by Mr. Anderson that Coleman Lane, 1250 West, would be widened.

The applicants agreed to work diligently in addressing the remaining outstanding concerns prior to appearing before the City Council.

MOTION: Commissioner Jones moved to forward a favorable recommendation to the City Council regarding the Final Site Plan of the Coleman Farms Subdivision and Plat, located approximately 1378 West Ritter Drive, Riverdale, Utah 84405; requested by RD Development Group LLC. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Jones, Hilton, Gailey, Boatright, Eskelsen, and Fleming all voted in favor. The motion passed unanimously.

F. Discretionary Items

Commissioner Gailey discussed Ritter Drive and the 5 point access near his home (near 1050 West). He discussed car accidents that have occurred on and near his property, with the latest accident involving a car driving through his fence. He asked if the City could provide additional signage to add clarity to drivers. Mr. Eggett stated the 1050 West is a state road, but he will explore options with the Public Works Director.

Chairman Hilton informed Mr. Eggett of various street lights that need bulb replacements along 3500 South 575 West. Mr. Eggett stated he would inform the Public Works Director.

There was a brief discussion regarding code enforcement pertaining to yard maintenance.

G. Adjournment

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

The meeting adjourned at 7:30 p.m.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **September 12, 2017**