

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 10, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Gary Boatright, Chairman
Robert Wingfield, Vice-Chair
Steve Hilton, Commissioner
Blair Jones, Commissioner
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Ernie Willmore

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Boatright welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

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

C. Presentations and Reports

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

- Floor and Décor ribbon cutting on April 18, 2018 at 4:00 p.m.
- Stratera Chiropractic will open in May
- El Pollo Loco has begun construction
- Krispy Kreme has been issued their building permit
- Carpool lane improvements to Interstate 15 should begin in the summer of 2018

D. Action Items

1. Consideration of recommendation to City Council for Greenhill Apartments Small Subdivision and Site Plan Amendment, located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners.

Mr. Eggett summarized an executive summary which explained:

Riverdale Apartment Partners has applied for a Multiple-Family Residential Small Subdivision (three lots) and Amended Site Plan review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 300 West in a Multiple-Family Residential R-5 zone. The proposed subdivision site plan is before the Planning Commission for consideration to recommend approval of the proposed amended site plan and plat. A public hearing is not required to consider this proposed site plan and plat. On September 19, 2017, this request came before the City Council and, at the conclusion of the discussion, the City Council approved the originally proposed Final Site Plan and Plat. Following the presentation and discussion of the amended site plan and plat proposal, the Planning Commission may make a motion to recommend approval of the amended site plan and plat, approve with additional requirements, table the request, or not recommend approval of the proposed Greenhill Apartments building additions amended site plan and plat with the appropriate findings of fact. Should this proposal receive a recommendation from the Planning Commission, the request would then proceed to the City Council for final approval consideration of the amended site plan and plat proposal.

Title 10 Ordinance Guidelines (Code Reference)

This Development/Residential Subdivision Amended Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and City Code 10-9F "Multiple-Family Residential Zone (R-5)". 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.

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Last Fall, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. Thereafter, on September 19, 2017, the City Council approved the original site plan and plat design for the Greenhill Apartments building addition and one lot plat for this project proposal.

Additionally, the Greenhill Apartments applicants provided a conditional use application for the proposed building additions that is required for any development of more than 49 units within an R-5 zone. On September 12, 2017, the conditional use permit was approved by the Planning Commission for the proposed Greenhill Apartment Building Additions and the 30 new units (and associated facilities) therein.

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 stated staff has recently received a draft agreement regarding utility easements and utility maintenance, but this agreement is still pending staff review.

Ernie Willmore, the applicant, explained the parcel separation was to accommodate a larger community center and additional 30 units. Mr. Willmore felt the addition would be beneficial to the residents.

There was a discussion relating to the water concerns, as expressed in the public works staff report. Mr. Willmore discussed the covenants codes and restrictions (CC&R's) which address the shared utility lines and the shared allocation for costs and liability for said utilities.

MOTION: Commissioner Jones moved to forward a favorable recommendation to the City Council regarding the Greenhill Apartments Small Subdivision and Site Plan Amendment, located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners. Commissioner Fleming seconded the motion.

There was clarification regarding the motion and whether or not the outstanding staff concerns must be met before placing this item on a City Council agenda. Commissioner Jones amended his motion in response to this discussion.

AMENDED MOTION: Commissioner Jones moved to forward a favorable recommendation to the City Council regarding the Greenhill Apartments Small Subdivision and Site Plan Amendment, located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by Riverdale Apartment Partners, with the understanding that city staff concerns be addressed prior to appearing before the City Council. Commissioner Fleming seconded the motion.

There was no discussion regarding the amended motion.

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

E. Discretionary Items

There were no discretionary items discussed.

F. Adjournment

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

The meeting adjourned at 6:46 p.m.

Robert Wingfield
Planning Commission Interim-Chair

Jackie Manning
City Recorder

Date Approved: June 26, 2018