 Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 24, 2020, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Robert Wingfield, Vice Chairman

Blair Jones, Commissioner

Rikard Hermann, Commissioner

Wanda Ney, Commissioner  
 Suzette DeMar, Commissioner

Kent Anderson, Commissioner

City Employees: Bill Cobabe, City Administrator

Mike Eggett, Community Development

Shalee Nay, City Recorder

Excused: Amy Ann Spiers, Chairman

Visitors: Delyn Yeates Josh Yeates Melissa Carey

Janet Deschamp

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:33p.m. Vice Chairman Wingfield welcomed everyone to the meeting and stated for the record that Chairman Spiers is excused from tonight’s meeting.

1. **Public Comment** Vice Chairman Wingfield asked for any public comments and noted if any persons are here for the Public Hearing, they should wait until the hearing is opened before addressing the Commission.
2. **Presentations and Reports**

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

* Mr. Eggett noted that the old Best Buy building is going to be demoed within a few weeks.
* I-15 construction is still getting worked on and the construction is coming to Riverdale / Roy area soon.
* Raising Cains is going to be coming for the December 22nd meeting.
* Crown Bedroom location submitted a pre application and is planning on it being changed to Harbor Freight.
* The Pier 1 building will be turning into a store called Five Below, which is a store where everything is five dollars or less.
* The annual Moderate Income Housing report has been completed.

1. **Consent Items**

**1. Consideration to approve meeting minutes from the Planning Commission Meeting held on November 10, 2020** Vice Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the November 10, 2020 Work Session and Regular Meeting. Commissioner Ney noted there was a correction needed.

**MOTION:** Commissioner Jones moved to approve the meeting minutes as amended. Commissioner Hermann seconded the motion. All voted in favor. Motion passes.

There was no discussion regarding this motion.

1. **Action Items**

**1a Public hearing to receive and consider comments regarding a rezone request for properties located approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405; a zoning change from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) zoning to Multiple-Family Residential (R4) zoning; requested by Riverdale Living LLC.**

Mike Eggett went over the executive summary for the second part of the action item which explained for the Public Hearing and the action to vote, Riverdale Living, LLC, the petitioner in this matter, is requesting a rezone of property located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive from Agricultural (A-1) and Low-Impact

Transition Overlay (LIT) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility of future development for a multiple family residential development project on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned R-5, properties to the east are currently zoned with A-1 and CP-3 zoning, properties to the south are zoned with A-1 zoning, and properties to the west are zoned with C-3 zoning. This request is for approximately 5.67 acres of land located on this property along Ritter Drive and near to Freeway Park Drive and 1500 West that would potentially 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 provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission’s recommendation.

**MOTION:** Commissioner Hermann moved to open the public hearing. Commissioner Jones seconded the motion. All voted in favor. The public hearing is now open.

Vice Chairman Wingfield invited public that is present to come up to microphone and address the Commission with any concerns.

Melissa Carey introduced herself and went over her concerns with the Commission. She noted she has owned her current home for ten years and she grew up on Ritter Drive. She stated that she has major concerns with changing the zoning for the property located on the west side of Ritter Drive to Multiple Family Residential zoning. She noted that Ritter Drive has always had concerns regarding traffic and safety. Ritter Drive has undergone a huge transformation with Coleman Farms brought in and widening the rode itself. This project could potentially produce hundreds of people exiting out onto Ritter Drive. She noted that the owners of this property have had other plans prior to this application, and it has been years of them putting it off. The residents that live near here have had to put up with the property being a disaster with high weeds and being an all-around fire hazard. She asked the Planning Commission to please consider the safety and concerns from the long-standing residents before approving a project that is not designed for this much traffic.

Janet Deschamp introduced herself to the Commission and went over her concerns. Within the past fifteen years living on Ritter Drive, the traffic concerns keep escalating. She noted that with this project, it would just be adding more traffic and more safety issues. The property is just not built for this kind of zoning and she does not want to have to see even more emergency vehicles on that street because of accidents. She expressed she does feel bad for these owners because they are just trying to get this property going, but on the resident’s side, they are concerned about safety for kids and pets because of the traffic. She asked that the Commission consider this before making the decision.

**MOTION:** Commissioner Jones moved to close the public hearing. Commissioner Anderson seconded the motion. All in favor. The public hearing is now closed.

**1b. Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) zoning to Multiple-Family Residential (R-4) zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC**

Vice Chairman Wingfield invited discussion on the action item.

Commissioner Ney noted that Mr. Eggett asked Commissioners to look up R-4 zoning so they would have more knowledge regarding the request. She stated that with R-4 zoning the applicants would be able to anything on the property. They could have anything from a daycare to a local shopping store. She stated that she would like to have the request defined so it will note exactly what they are going to be doing with that property. Mr. Eggett noted that the R-4 zoning is for residential, there would have to be some sort of living on the property such as a boarding house, so he does not believe that there could be shopping centers.

Commissioner Anderson noted that when he read the request, the request is a footprint. Changing this property to R-4 would allow anything to go there, such as a care facility, townhomes, or apartments. He stated that he is also concerned with the traffic that this project would add onto the already busy street. He noted that he would be more comfortable with the project if there was a possibility to put into the zoning what it is that they are wanting to do.

Bill Cobabe, City Administrator, he stated that with zone requests, you cannot let a bunch of scenarios bog you down as a Commissioner. However, you do want to consider the worst possible scenario. He noted that whatever the density of the property has space for, that is what you would want to consider. Imagine having the property at max capacity filled in and consider if that is something that you would be okay with voting favorable on.

Commissioner Ney pointed out if they decide to put a childcare facility or a place of worship on this property, it would be a disaster, she asked other Commissioners to just imagine the impact that would make.

Josh Yeates addressed the Planning Commission representing the requesting party. He noted that he understands the concerns that have been mentioned throughout the meeting. He stated that with the previous request, it was for a care facility. It was approved and had the building permit paid. The plans were all made and modified. Sal Management came in on the original project and was working with the plans along with the applicants. The management company was highly involved in all the key points to the original plan. Josh noted that when the term of the agreement was about to expire, Sal Management asked for a certain percentage more than what was originally agreed upon. They then told the applicants that they believe they could do better without working with them and backed out on the project. Josh stated that this project has been having issues, but that is not because the lack of trying. They liquidated all assets into this project to get this property established. He noted that the upkeep on the land is not something they intended to let go, but they have been cleaning the entire property by themselves. It was noted that the engineer that works with applicants has drafted up multiple options that may work for this property. There is a huge need for affordable housing through the state and he believes that this would contribute to the community to help with those needs.

Councilmember Hermann stated that he agrees with the concerns regarding the changing the property to an R-4 zone.

Councilmember DeMar stated that she is also concerned about the traffic impacts from this project.

**MOTION:** Commissioner Hermann moved to forward this request to the City Council with a non-favorable recommendation. Commissioner DeMar seconded the motion.

**ROLL CALL VOTE:** All Commissioners voted to send to City Council with non- favorable recommendation.

1. **Discretionary Items**

There were no Discretionary Items for this meeting.

1. **Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Jones moved to adjourn the meeting. Commissioner Hermann seconded the motion; all voted in favor.   
  
The meeting adjourned at 7:21 p.m..

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Robert Wingfield Shalee Nay

Planning Commission Vice Chair City Recorder

Date Approved: