Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, May 10, 2022, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Chairman

Robert Wingfield, Vice Chairman

Blair Jones, Commissioner

Amy Ann Spiers, Commissioner

Wanda Ney, Commissioner

Rikard Hermann, Commissioner

City Employees: Mike Eggett, Community Development

Steve Brooks, City Administrator and Attorney

Michelle Marigoni, City Recorder

Excused: Kent Anderson, Commissioner

Visitors: Braden Mitchell

Steve Hilton

Laura Hilton

Tammy Donohoo

Lynn Donohoo

Tim Sniderman

Ted Heap

Natalie Nichols

Kim Choate

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:35 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

1. **Public Comment**

Chairman Eskelsen asked if there were any public comments.

1. **Presentations and Reports**

Mrs. Eskelsen turned the time over to Mr. Eggett, who reported the following:

* Farmers Building being demolished for a new Shake Shack
* Maverik is moving along and is anticipated to open around August
* Hillside at Riverdale Subdivision submitted, will be at PC for review in two weeks
* Townhomes behind Bed, Bath & Beyond submitted
* Resubmittal of site plan for AFCU Ops building
* West Bench RDA Project is still being worked on as far as details

1. **Consent Items**1. **Consideration of Meeting Minutes from April 26, 2022 Work Session and April 26, 2022 Regular Meeting.**

Mrs. Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Spiers moved to approve the minutes; Commissioner Ney seconded the motion, and all were in favor.

1. **Action Items**

**1a. Public hearing to receive and consider comments regarding proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, as requested by America First Federal Credit Union and AWA Engineering.**

**Discussion**: Mr. Eggett went over the executive summary and noted all required noticing had been completed for the public hearing and that all documentation is in the packet. Two inquiries were received regarding the vacation: one from a neighboring property owner and one from Rocky Mountain Power. All questions were answered, and an explanation of the vacation was given.

**Motion**: Commissioner Hermann moved to open the public hearing.

**Second**: Commissioner Spiers

All in favor.

**Public** **Comment**: There was no public comment regarding this item.

**Motion**: Commissioner Spiers moved to close the public hearing.

**Second**: Commissioner Hermann

All in favor.

**1b. Consideration to forward a recommendation to the City Council regarding proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, 84405 as requested by America First Federal Credit Union and AWA Engineering.**

**Discussion**: Mr. Hermann asked about the utilities. Natalie Nichols approached the podium and Mr. Hermann said it seems early in the process for the road to be vacated. Is the plan for the road to be vacated before the subdivision starts? Will the new road be finished, and utilities moved before the old road is vacated?

Natalie: The utilities will remain public for the time being on the old road. Some of the buildings on the campus will be going where the current road is. As new building come up, the utilities will be rerouted. For the time being, the existing data center will be used, and the utilities will remain.

Mr. Eggett clarified that another vacation will be completed later for the utilities. Ms. Nichols stated this was correct.

The roads are being vacated but the utilities are not being moved at this time. The masterplan has a master utilities design, so the new road does not need to be cut into. The transition between phases will allow the utilities to remain until they need to be moved.

Mr. Jones asked when they are planning on building the new road. Natalie said it is one of the first things that will be completed, as it will be the entrance to the campus.

Mr. Jones asked if there has been any feedback from the utility companies. Natalie said they have heard from some of them, but none had any issues with it.

Mrs. Ney asked about the size of the roads and the number of roundabouts. Kim Choate said it will be a four-lane road, two lanes each with a center turn lane. One new roundabout is proposed at approximately 4800 South. Kim stated they would like to start construction on the road in July of this year.

Ms. Ney clarified that the old road will be left, and a new gate will be added to keep people out of the property. Ms. Nichols said a temporary road will be created during construction. Ms. Choate stated there will still be a way to get from 4400 to Riverdale Road during construction.

**Motion**: Commissioner Spiers moved to forward a favorable recommendation to the City Council for the vacation of Cozy Dale Drive and other included roads, so long as any staff and engineering recommendations are addressed.

**Second**: Commissioner Ney

**Roll call vote**:

Commissioner Anderson: Excused

Commissioner Spiers: Yes

Commissioner Hermann: Yes

Commissioner Wingfield: Yes

Commissioner Ney: Yes

Commissioner Jones: Yes

Commissioner Eskelsen: Yes

**2a. Public hearing to receive and consider comments regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-4.5) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.**

**Discussion**: Mr. Eggett went over the executive summary and noted the surrounding zones. The property is currently vacant. The general plan recommendation is agricultural. All public hearing requirements have been completed and the documentation is in the packet.

**Motion**: Commissioner Spiers moved to open the public hearing.

**Second**: Commissioner Hermann.

All in favor, public hearing open.

**Public** **Comment**:

Tammy Donohoo, a resident of Riverdale, said the agricultural piece is in her backyard. She said the proposed zoning would devalue her property, more homes will put more weight on the school system, and she doesn’t know if a road study has been done. She does not want a lesser value home behind hers.

Steve Hilton said he is impressed with the Planning Commission and their questions on the last item. He said he is here as only a resident. When he moved in, the proposed property was spongy and a flood area. The city assured him when he moved in that they wanted the property to be an extension of the river trail. The city was essentially forced by the state to allow the storage sheds. The city asserted at that time that the property should be a park and should remain A-1. The R-1-4.5 is the worst zoning for this area, he hopes it would stay agricultural, but if rezoned it should be R-1-8. It would be a shame to downgrade one of the nicest areas in the city.

Braden Mitchell stated he is only a citizen tonight and has no voting rights. He said he’s grateful for the planning commissioners and the time they put in for the city. He read from the city website “The Planning Commission has a greater opportunity to affect community change than any other public agency”. He echoed what Mr. Hilton said, and said the city usually goes with the general plan. He said this is nothing personal against the development, but that residents are concerned. Referring to page 38 of the packet, he said the petitioner must give a reason for the rezone request. The petitioner answered the application that it is an “eyesore”, and Mr. Mitchell said the residents disagree.

The general plan states the recommendation for other use is for low-density housing. Title 10 explains R-1-10,8, and 6 are low density. R-1-4.5 is explained as moderate density. He feels this shows it’s not the best fit for that property, he would like to see a park or something along that line, but if it is developed it should be larger lots. R-1-8 is a better match to the surrounding properties. He again thanked the planning commission for all they do.

**Motion**: Commissioner Ney moved to close the public hearing.

**Second**: Commissioner Hermann

All in favor, public hearing closed.

**2b. Consideration to forward a recommendation to the City Council regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-4.5) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.**

**Discussion**: Hugh Parke approached the podium and thanked the public for their comments. He said he has enjoyed working with Riverdale city and has brought some great residents to the city. We are in challenging times right now and he is aware there is a lot of history with this property. He said they are cognizant of that and sensitive to it.

R-1-4.5 is a minimum of 4500 square feet, the lots are going to be narrow but deep and closer to 5000 square feet. The homes will be slab-on-grade and there are no longer flood issues in the area to be built. He feels like, through engineering, that they have a really good plan.

4.5 because he doesn’t think townhomes are a good fit for the area, and this would be a transition from commercial to residential. The general plan housing goals and objectives say sustain a mix of housing types so moderate-income housing is integrated but not concentrated in one area.

The other developments they have completed, including Panunzio farms, are nice homes with brick, rock, and nice materials.

Mr. Jones asked about the wetlands. He said in the past, some developments were allowed to move the wetlands. Mr. Parke said a study was done

Mrs. Spiers asked if there was documentation from the Army Corps of Engineers. Mr. Parke said he has it and that the property was changed due to some pipes causing the wetlands, not the natural landscape. The wetlands have been defined as about a quarter acre of space. The development will not touch the areas of wetlands.

Mrs. Ney asked who will maintain the area that is a wetland. Mr. Parke said it is just natural ground, so it will be left natural, possibly cleaned up, and they may add a trail connecting to the river trail and a small gazebo or pergola.

Mrs. Spiers said she is a resident of Riverglen, a planning commissioner, and a real estate agent. She asked why they can’t build something which is more in line with what Riverglen is, as larger homes are selling just as well as smaller ones. She asked about the price points for the homes.

Mr. Parke said they are looking at $450,000 to $500,000. Mrs. Spiers said that would crush the values of the Riverglen homes. He said he should not have used the word “eyesore”. She asked if he was not willing to look at a different zoning and larger homes. He said they operate very cautiously, and don’t want to pretend the market is going to stay how it is indefinitely. They would like to stay with the 4.5 zone.

Mr. Jones asked if this zone was requested with the intent to gain more lots. Mr. Parke confirmed.

Mrs. Spiers said many residents were not in favor of the storage sheds, as the elevation is different, and it caused flooding to the Riverglen homes. She said the development will have another elevation which will cause more water to drain to Riverglen. Mr. Parke said no topographical surveys or engineering have been done yet, but that he has observed it comes to a high point in the middle. He said the new road will have a negative support to the river, which should help the drainage. The water should be able to drain the same as the existing subdivisions. The new homes will not be higher than Riverglen but should be about the same elevation.

Mrs. Spiers asked about the standing water. Mr. Parke said the homes will not be anywhere near the water, but that they will be built on helical piers, so the groundwater should not be an issue.

Mr. Hermann said the reason for the request is currently only that it is an “eyesore”, and asked without that word, what would be the reason for the request. Mr. Parke said what he meant was that some residents had been concerned about some activities on that property.

Mr. Hermann asked Mr. Eggett to give a history of the property. He said the wetland and floodplain were the first issue. Fill dirt started showing up, and the property owner was ordered to cease and desist. This caused issues between the city and the property owner. The fill impacted the floodplain, as it was not done properly and was not the correct type of soil. Due to the helical pier construction, the fill dirt would not need to be removed.

Mr. Hermann asked if all proposals would satisfy the issues from the past. Mr. Parke said they dug test holes, found clean fill, and that it was amenable to do the construction. The city’s engineer and developer’s engineer worked together to test and find the best way to put the road in, taking into consideration concerns from Public Works. Their structural engineer suggested the helical piers. He said the city has been dealing with this property for years.

Mr. Hermann asked about water retention, as it has been a concern in other subdivisions. He asked if it meets the city requirements. Mr. Parke said more retention is being required by the state right now due to the drought, and it would be able to be retained in the same place as Riverglen. He said the design has not been completed yet, so there are not full details regarding future flood issues. This would be included in future plat maps.

Mr. Jones asked if the size of the retention basin would need to be increased. Mr. Parke said it would be determined by the engineers in the design. The civil design process would begin after the rezone. Mr. Jones asked if anything would need to be submitted to FEMA. Mr. Parke said there are no requirements, and the only areas which cannot be developed are not part of the plan other than to be open space.

Mr, Parke said they have done a large amount of research and consulting with many types of engineers.

**Motion**: Commissioner Spiers moved to table this until they have more information about the water and elevation and site impacts.

**Second**: Commissioner Jones

**Roll call vote**:

Commissioner Jones: Yes

Commissioner Ney: Yes

Commissioner Spiers: Yes

Commissioner Eskelsen: Yes

Commissioner Hermann: Yes

Commissioner Wingfield: Yes

Commissioner Anderson: Excused

Motion passes, item tabled.

1. **Comments**
2. **Adjournment**

As there was no further business to discuss, Commissioner Jones moved to adjourn. This was seconded by Commissioner Wingfield. The Planning Commission meeting adjourned at 7:43 p.m.

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Kathy Eskelsen Michelle Marigoni

Planning Commission Chair City Recorder

Date Approved: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**