

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, June 14, 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
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Visitors: Matthew Steiner
Lynn Donohoo
Tammy Donohoo
Velden Wardle
Hugh Parke
Linda Baird
Marilyn Hancock
Dennis Peters
Raelyn Boman

A. Welcome & Roll Call

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

B. Public Comment

Chairman Eskelsen asked if there were any public comments. There was no public comment.

C. Presentations and Reports

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

- Maverik is still moving along but will have a delay due to concrete shortage.
- Cheddar's delay is due to a right-of-way agreement with Lowe's.
- Take 5 is beginning construction.
- RC Willey inventory is nearly cleared out for closure.

D. Consent Items

Consideration of Meeting Minutes from May 24, 2022 Work Session and May 24, 2022 Regular Meeting.

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

E. Action Items

1. a. **Public hearing** to receive and consider comments regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.

Mr. Eggett went over the executive summary and the items in the packet.

Motion: Jones moved to open the public hearing
Second: Wingfield

Chairman Eskelsen invited the public to comment.

Velden Wardle who resides on the south border of the property, voiced concerns about the small lot sizes and the height of the buildings. He spoke about changes he had to make to his home when building to keep the home from being too close to the property lines. He feels the new homes should be required to adhere to the same rules.

He also spoke about the fill that was brought into the land behind his home, and concerns about drainage from the property onto his property. He stated the land level should be brought down to the previous level. Commissioners asked if he currently has problems with drainage here. He explained there are not significant issues currently, but he is concerned the development could cause problems in the future. He said he is not against development but feels the same size lots would be better.

Marilyn Hancock, who resides in the same subdivision, voiced concerns about the lot sizes and flooding. She said they have all experienced flooding in the area in the past and worries about the runoff.

Linda Barrett asked if a traffic impact study has been done. She spoke about the traffic and how the curves can be scary. She is also concerned about the water due to the drought and having enough water for the residents.

Raelyn Boman, another resident who backs the property in question, said she is strongly opposed to anything less than 8000 square foot lots and will be sad to see the tall houses in place of the current natural environment and wildlife sightings. She also had concerns about the water.

Tammy Donohoo said she has the same concerns as previous speakers and would rather have the same size properties there so her value does not change. Her yard does have water issues when it snows.

As there was no further public comment, Commissioner Wingfield moved to close the public hearing. Commissioner Jones seconded the motion, and all were in favor. The public hearing was closed.

b. Consideration to forward a recommendation to the City Council regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.

Chair Eskelsen invited Mr. Hugh Parke to speak. He thanked the residents for their comments and stated he is hoping to resolve some of the issues brought up. The previous request was for R-1-4.5 but realized that the general plan requires low-density and possibly slab-on-grade requirements. He read code describing low-density and explained therefore they are asking for 6000 square foot lots. The new plan includes 14 lots ranging from 6600 to 8800 square feet, as compared to the 16 smaller lots. The bordering lots are consistent with the neighboring lot sizes.

A lot of research has been done and these homes will not have basements or crawlspaces. The intent is to lower the grade to transition to the other lot elevations. City code requires water retention to be handled on the property, which will be addressed by the engineering after further testing and plans. The water will not be pushed on to other people but will be retained and diverted appropriately.

Discussion:

Mr. Jones asked how much the elevation will be lowered. Mr. Parke explained the property currently has a large high spot in the center, and that the intent is to bring it as close to the existing home level as necessary. There will be some two-story and some rambler homes, so the elevation will need to be level and slope toward the river.

Mrs. Eskelsen asked if the rear portion of the property would still be undeveloped as shown in the previous request. Mr. Parke confirmed this area will not be developed. There is approximately one acre that will be undeveloped.

Mr. Hermann asked what the plan was to provide water for the development. Mr. Parke said water needs to be conserved, but the area will continue to grow, and people need housing. The city requires developments to procure water shares.

Mrs. Spiers asked about the lot sizes, and which will abut to the current quarter acre lots. Mr. Parke listed the lot sizes abutting the current subdivision.

Mr. Anderson asked about the setback difference between R 1 8 and R 1 6. Mr. Parke listed the setback requirements for both zones. The rear setback and the sides are the same, but the front is smaller.

Mrs. Spiers disclosed she is a real estate agent and a resident of Riverglen and asked if the stormwater would be tied into the stormwater system for Riverglen.

Mrs. Ney asked how far the helical piers will need to go down to hit bedrock. Mr. Parke said based on the testing so far, it seems to be about 9 to 12 or 13 feet. He explained 20 to 30 piers are typically involved in each home and explained how the building process works.

Mrs. Ney asked if the homes will still be taller than the existing home. Mr. Parke explained only a two-story would be taller, but not all homes will be two-story. The helical piers do not increase the height of the homes.

Motion: Commissioner Wingfield moved to forward a recommendation to the city council for rezone

Second: Commissioner Jones

Discussion on motion: Mrs. Spiers said it does not fit in the general plan and it is unknown what is under the ground there. Mr. Wingfield explained he cannot find a legal reason to say no. Mr. Jones said the

changes made from the original request to this one have changed his opinion, questions were answered, and the issues have been resolved. He feels the engineering requirements are enough. Mr. Hermann said there are places where subdivisions were added, and it improved the water situations regarding drainage.

Roll Call Vote:

Commissioner Jones: Yes
Commissioner Ney: No
Commissioner Spiers: No
Commissioner Eskelsen: No
Commissioner Hermann: Yes
Commissioner Wingfield: Yes
Commissioner Anderson: Yes

Motion passes with 4 in favor and 3 against.

2. a. Review and discussion of proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah, as requested by H&H – 39th Street, LLC.
- b. Consideration to set Public Hearing for proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H - 39th Street, LLC.

Mr. Eggett went over the rezone request and noted Matt Steiner is present to address any questions. He explained a previous rezone request was denied as an R5 zoning, but the new request is for R4 which is inline with the general plan. In the event the public hearing is scheduled, a change of venue may be made to accommodate the residents who may attend to voice their opinions.

Mr. Steiner addressed the commission, who had no questions.

Motion: Commissioner Hermann moved to set a public hearing for June 28, 2022.

Second: Commissioner Jones

Vote: All in favor.

3. Report and discussion of 2022 Legislative Update regarding land use regulation amendments.

Mr. Eggett reported on legislative updates made as of the last legislative general session, as included in the packet.

All items presented by: Mike Eggett, Community Development

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Jones. The Planning Commission meeting adjourned at 7:54 p.m.

Date Approved: 6/28/2022