

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, June 14, 2022, at 6:00 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
Kent Anderson, Commissioner

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

Excused:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Eskelsen asked if there were any public comments.

C. Presentations and Reports

Chairman 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

1. 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 from the meetings. There were no changes.

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.

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.

Mr. Eggett explained this will be 6000 square foot lots instead of the 4500 square foot lots. Mr. Jones talked about how this may affect the value of the nearby homes. Mr. Hermann noted the new request may be more in line with the general plan. Mr. Eggett explained this area is only addressed as agricultural, though it could potentially be changed with the general plan update. Mrs. Spiers spoke about the wetlands and the history of the property. Mr. Eggett cautioned against using conjectures to make a decision, as this is a rezone only and not into the details of the site plan. The decision needs to be based on facts only as a recommendation to City Council. There was further discussion about the general plan and what may be arbitrary findings, as well as floodplains and how the flow of the river changes over time.

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 commented that recent issues with blight and safety concerns may be reasons to support the rezone. Commissioner Spiers voiced concerns regarding upset residents. Mr. Eggett noted that the land owner will be

Planning Commission Work Session, June 14, 2022

required to assist the residents, however as this is only for the zone change, no residents will be required to leave at this point in the process.

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

Items presented by: Mike Eggett, Community Development

F. Comments

There were no additional comments from the Planning Commission or City Staff.

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session meeting adjourned at 6:30 pm.

Kathy Eskelsen
Planning Commission Chair

Michelle Marigoni
City Recorder

Date Approved: _____