

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday June 28, 2022, at 6:30 p.m., at the Community Center, 4360 S Parker 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
Steve Brooks, City Administrator, Attorney
Jared Sholly, Fire Chief
Scott Brenkman, Police Chief
Michelle Marigoni, City Recorder

Excused:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:02 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioner Hermann, who will be late. Mr. Hermann arrived at 6:15pm.

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:

- Shake Shack site plan has been received
- Vacation plat request for an additional road has been submitted by AFCU
- Mike & Michelle will not be here on 7/26 – no PC Meeting
- ULCT Conference October 5-7 SLC
- Nothing new on Cheddar's
- Take 5 about to start building
- West Bench development agreement – city council
- Bach Homes development agreement – city council

D. Consent Items

1. **Consideration of Meeting Minutes from June 14, 2022 Work Session and June 14, 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 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.**

b. Consideration to forward a recommendation to the City Council regarding 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.

Matthew Steiner is representing the petitioners in this matter. Looking for future multi-housing development. Mr. Eggett went over the executive summary and described the noticing that has been completed. Two telephone inquiries and four letters have been received regarding the request. Riverdale City has had some discussion regarding moderate housing use with the property owners.

Mr. Eggett noted the city attorney/administrator is present for tonight's meeting.

Commissioner Spiers asked Mr. Eggett to clarify the boundaries of the property in question.

Planning Commission Work Session, June 28, 2022

Mrs. Spiers asked about the previous rezone request and asked Mr. Eggett to remind her why it was not approved at that time. Mr. Eggett explained and suggested any motions include findings and reasoning. Mrs. Spiers said she felt the last meeting was not fair to the residents, as most of the commissioners were attending remotely due to covid. She feels this meeting will be better for the residents.

Mr. Hermann noted the site plan is not what is being considered tonight, only the rezone, and that any potential future use must be considered in the decision regarding the zoning change. Mrs. Spiers asked about the responsibility of the owner to assist and notify the residents. Mr. Brooks said there is a law in place to help both the residents and the property owner. The property owner is aware of his obligations.

Mr. Anderson noted there are other uses that would be possible with an R-4 zoning and reiterated that any of the permitted uses could happen, so the use should not be considered in the decision for the zoning decision.

Items presented by: Mike Eggett, Community Development

F. Comments

There was discussion about the microphone protocols for the regular meeting and the public hearing.

Mr. Jones asked about the "safe zones" with cameras for resident transactions that was discussed some time ago. Mr. Brooks said the council was not interested in doing it at the time it was brought up. He said it can create a false sense of security.

Mr. Brooks suggested the chair decide on a time limit for the public comments, whether it is the standard three minutes or longer. Ms. Spiers suggested setting a timer and letting them know when three minutes has passed, and that it was time to start wrapping up their comments.

G. Adjournment

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

Date Approved: **7/12/2022**