

Minutes of the **Regular 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
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Steve Brooks, City Administrator, Attorney
Jared Sholly, Fire Chief
Michelle Marigoni, City Recorder

Visitors:

Jinny & Jack Schad	Grant Peterson
Tom & Julie Shelton	Matt Steiner
Denise Romero	Tim Garcia
Karrington Pryor	Jesus Rodriguez
Stacie Smith	Andrew Lund
Kristie Minor	Christopher Eaton
Jason Williams	William Gillman
Kerry Jacobson	Lola Heath
Doug Rands	Lowell Heath
Amber Rands	Tanya Miller (? illegible)
Denise Clontz	Minerve Gallegos
Jennifer Barrett	Brigitte Williams
Casey Simmons	Tomas Morales
Heidi Simmons	Jann Ewing
Iris Simmons	Lori Fleming
Ivy Simmons	Jordan Shelton
Lovie Simmons	Ashland Shelton
July Velazquez	others (illegible)

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:34 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present. She explained the reason for the venue change was to accommodate the amount of people.

B. Public Comment

Chairman Eskelsen asked if there were any public comments that were not a part of the agenda items tonight. July Velazquez said Riverdale City is the best city, mostly because of the law enforcement. She appreciates the officers and feels safe in the city.

C. Presentations and Reports

D. 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 7/5
- Bach Homes development agreement – city council 7/5

E. Consent Items

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

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

F. 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.**

Mr. Eggett went over the executive summary, as follows:

Two telephone inquiries and four letters were received regarding the matter.

Motion: Commissioner Wingfield moved to open the public hearing

Second: Commissioner Anderson

Chairman Eskelsen asked for an orderly meeting and that comments are Michelle Marigoni, City Recorder, read the four letters that were received regarding this rezone from the following individuals:

Jordan & Trevor Bowthorpe

Cory Bowthorpe

Kyle Bowthorpe

Janean & Alan Bowthorpe

Chairman Eskelsen invited the public to comment:

Jason Williams said ruthless owners came in and kicked people out of their homes. The owners have permitted planned degradation of this park. He said there were no fines put on the owners regarding the fire code. The city has turned a blind eye to the conditions of the park. The conditions should have been addressed with fines with the owners.

Riverdale City has bought property and made millions of dollars instead of helping the residents of the park. He can't move anywhere because the trailers cannot be moved. He lives in a trailer park to be free of debt and support his kids. He asked that the trailers be allowed in the back of the property. There are less people because they have been forced out by high rents.

Jack Schad said he moved into the park because his 1-bedroom apt rent was raised from 1200 to 1600 and he couldn't afford to live anywhere else. To take away the one place families have left that is affordable where people live paycheck to paycheck is wrong. He doesn't want to live in a park and be homeless. He lost a significant amount of money on their last house. The city needs to stand up for these residents. Affordable housing is just to make more money. There is nowhere else to go, and no one will stand up for them other than themselves. They worked hard to get where they are and would like to stay. Their lot is in great repair and has grass. He asked commissioners not to take their homes away.

Tonya Rotunda, #23, agrees with Jason and Jack that the tactic is ridiculous that is being used to get them out. She is disabled and will be homeless. She used to think that Riverdale was a great place. People are allowed to do whatever they want to do, and no one does anything about it.

Lowell Heath #22 has lived there for years and asked commissioners to give them a break

Lola Heath #22 agrees with the past comments that were made. This is unfair and unjust. She and her husband are disabled and live paycheck to paycheck. She cries every night wondering what to do and asked for a break.

July Vasquez #40 thanked Riverdale for trying to come up with ideas to help everyone out. She thanked H&H for allowing her to stay when she couldn't afford it, and so she wasn't homeless. They are all trying, and if they all help each other out and communicate more they may be able to come up with something. Everyone needs to fight to have a place to stay. They are nervous about where to go, how to do it. This has been happening for several years and she wants to know when it ends. How are they supposed to feel and what are they supposed to do? What is next? If she can do anything to help anyone else, she would love to. It's chaos for everyone. She can barely make the rent there and has no idea how she can afford someone else. She would like to see a manager on site.

Doug Rands #15 said is he is a veteran and there are tons of vets that need the help that has been provided by the trailer park. There is nowhere else where he can move his RV in the state, he would have to move out of state because no parks will accept the RV. He is trying to take care of his wife and animals, and his son who lives in lot #2. He and his wife have medical and mental problems but are trying to cope with the situation. They were all able to get into this park after being homeless for four years.

Jordan Shelton #35 worked his whole life, many hours. Was living with his brother and they couldn't afford it, just moved in a few months ago. Park managers have not communicated at all with residents other than a note taped to the door.

Julie Shelton, Jordan's mother. She and her husband bought the trailer for their sons so they could have affordable housing. They just put 38000 into a trailer that is going to be lost. They already have several family members they are taking care of and may need to file bankruptcy if this park closes. She asked commissioners to keep these stories in mind.

Jennifer Barrett is new to the neighborhood, has been there about 4 months. They are a community, and she is terrified of not knowing where her boys are going to sleep. She understands that people have their reasoning for wanting to rezone, but they don't understand the reasoning and asked for an answer. She asked if there is anything they can do as a community to keep the park open. The residents are informed of very little by the owners and are not sure where they stand or the owners.

Sally Huntington's brother lives in lot 16. She echoed the same things as other residents. Her brother and his husband could not afford rent any other place. He was unable to find anything he could afford after his mother passed. Although the rent has increased, they have been making do. They wouldn't be able to afford anything else. She understands that homes that are being taken away for development are purchased by those asking for the rezones. What happens to the trailers and their residents? They all have family that are doing their best to support them. They have been trying to get the yard to look better and now have grass growing. It would be a detriment to society. She works in assisted living and sees veterans who have nothing, but this veteran (who spoke earlier) has something. Please don't take it away from him.

As there were no further comments from members of the public, Commissioner Hermann made a motion to close the public hearing. Commissioner Ney seconded the motion. The commission was polled at the request of Chairman Eskelsen:

Commissioner Wingfield:	Yes
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes
Commissioner Hermann:	Yes
Commissioner Anderson:	Yes
Commissioner Spiers:	Yes
Commissioner Jones:	Yes

The public hearing was closed.

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.

Discussion:

Matthew Steiner, whose law firm represents H&H, said he is happy to address any questions. Getting the rezone is the first step to know what the plan is there. There is no site plan yet. There are a variety of different housing types that can go there. If it is rezoned to multi-family, it will have more density than it does now. By state standards, it would be affordable housing. He does not know what products will work there yet. He is representing the owner and does not have details.

Mrs. Spiers clarified that they are asking for the rezone and do not know what they are going to do with it. Mr. Steiner said townhomes or walk-up apartments would be most likely, as R-4 does not allow super dense. Mr. Steiner said it is expensive to start surveying, reporting, evaluating water resources, etc. The way things have been going with this project, they have not wanted to spend a lot of money until the rezone is done. 50 to 60 thousand dollars is outstanding in past due rent, which is part of the motivation for the rezone request. The same company runs other mobile home parks and has no desire to continue to run this park. New trailers can't move into the type of lots that are there.

Mrs. Spiers asked how the rezone would help with that situation. Mr. Steiner said then the money would be invested to start to change the use of the property. Mrs. Spiers asked what happens to the residents that are currently there. At a minimum, after permits are acquired and site plans are approved, a long process. Tenants need to be given 9 months to make arrangements.

Mr. Anderson asked if there would be options provided to the current residents in the new development. Mr. Steiner said it is hard to answer that question without knowing the zoning.

Mr. Anderson asked if H&H would be the developer, and who would finance the development. Mr. Steiner said most likely H&H would contribute the land in a joint venture.

Mr. Steiner said it can't be decided until the zone is approved.

Mr. Hermann said last time the R-4 was requested it was denied. He asked what has changed that would change the commissions mind on this request. Mr. Steiner said the motivation is the same, there are problems running it as a mobile home park.

Mrs. Ney stated the mobile home park has deteriorated immensely. She asked what the owners have done to try and improve the current park. Mr. Steiner said the city comes to the owners with code violations. The owners are not allowed to go into the trailers as they only own the land. All they can do is evict them if they won't fix the violations. A lot of money has gone into fixes on the plumbing. It has been under constant repair and is sometimes sabotaged. An assessment has been done on the water and sewer to see about fixing it. There have not been many improvements due to the trailers being the property of the tenants, and only the lots being accessible by management. There are squatters in the park who pull up trailers and don't pay rent or have a lease. Many residents do not welcome the managers and owners, who feel threatened when entering the park.

Mrs. Eskelsen reminded commissioners these are not the issues that need to be discussed, only the zoning.

Mrs. Spiers asked for more information about the possible uses of R-4, which was explained by Mr. Eggett.

Mr. Steiner said state policy is moving toward cities helping add more units of housing that are affordable. The transition would be difficult, but more relatively affordable housing would be added to Riverdale.

Mr. Anderson asked which areas around the lot are R-5 which is a higher density. Mr. Eggett explained it is the Stoneybrook area and a yet-to-be-developed lot.

Mrs. Ney asked how long the residents would have to find new homes and how they would be helped. Mr. Steiner said the process is 9 to 12 months, and then 9 months' notice is given. He said it may be a year or 18 months before the use change actually happens.

Mrs. Spiers asked if they participate in assisting them help find new housing. Mr. Steiner said he is not the owner, so he is not sure, although it is not required by state law. Often help has been given to make the transition easier in other mobile home parks.

Motion: Commissioner Spiers moved to send an unfavorable recommendation to the city council for rezone of the property since they are requesting a rezone with nothing behind it and no information.

Second: No second. Motion dies.

Motion: Commissioner Jones moved to forward a favorable recommendation on the rezone request for the mobile home park to R-4 residential zoning of the property. He feels in the future that would be a better development for the area due to the cost to bring that park up to current standards. Multifamily would be a better use.

Second: Commissioner Ney

Discussion on motion: Commissioner Hermann added that the current plan of an R-5 across the street, a R-4 would fit well in the area and would be a better use of the property.

Roll Call Vote:

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

Motion carries 6 to 1.

Items presented by: Mike Eggett, Community Development

G. Comments

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Chairman Eskelsen thanked everyone for coming and explained the issue would be on an agenda for an upcoming council meeting.

H. Adjournment

As there was no further business to discuss, Commissioner Spiers moved to adjourn. This was seconded by Commissioner Hermann. The Planning Commission meeting adjourned at 7:49 p.m.

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