

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday March 14, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Vice Chair Blair Jones, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Celeste Noland, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder Steve Brooks, City Administrator/Attorney
Excused:	Kathy Eskelsen Wanda Ney

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:04 p.m. Vice Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioner Ney and Chair Eskelsen who were excused.

B. Public Comment

C. Presentations and Reports

Commissioner Anderson turned the time over to Mr. Eggett, who reported the following:

- Sierra Trading Post is opening on March 18th.
- Shake Shack has begun construction. The road connector behind the building has been discussed with engineers.
- The old John Paras building site should have a new site plan coming forward soon.
- Twisted Sugar is in final review and will be opening soon.
- Crossroads at 700 West will have two new boutiques under the 5th Avenue Salon Suites.
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D. Consent Items

1. Consideration of Meeting Minutes from February 28, 2023 Work Session, and February 28, 2023 Regular Meeting

Commissioner Anderson asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. a. Public hearing to receive and consider comments regarding proposed ordinance amendments to Title 10, Chapter 15 "Parking Loading Space; Vehicle Traffic and Access" of the Riverdale Municipal Code.

Mr. Eggett remarked this was discussed in previous meetings. The public hearing was noticed as per requirements. There has not been any feedback from the public. He mentioned there may be more changes to Title 10 due to changes in the 2023 Legislative Session regarding land use, including the process for subdivisions.

b. Consideration to forward a recommendation to City Council regarding proposed ordinance amendments to Title 10, Chapter 15 "Parking Loading Space; Vehicle Traffic and Access" of the Riverdale Municipal Code.

2. Consideration of recommendation to City Council regarding Final Subdivision and Site Plan request for Coleman Vu Heights PRUD Subdivision and Site Plan located at approximately 5368 South 1050 West, as requested by Goldcrest Homes/RD Development Group.

Mr. Eggett said this was originally led by RD Development Group, but is now led by Goldcrest Homes. Nothing else has changed. The PRUD request was recommended by the Planning Commission in September 2022 to City Council. Commissioner Anderson mentioned code which states the amenities must be in phase one, and they are currently in phase three. Mr. Eggett said he would check into the code further as to the definition of an amenity, and that it may need to be addressed in the development agreement.

3. Consideration of recommendation to City Council regarding Final Site Plan request for Crossroads Center at Riverdale Site Plan located at approximately 4850 South 1500 West, as requested by Riverdale Commercial Holdings, LLC.

Mr. Eggett said this was before PC in November 2021 and was delayed for participation agreements and development agreements. There are multiple comments and there is an engineer's cost review with multiple comments which was received after the packet was sent.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:32 p.m.

Date Approved: **4/11/2023**