



Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday September 12, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Chair  
Kent Anderson, Vice Chair  
Rikard Hermann, Commissioner  
Amy Ann Spiers, Commissioner  
Celeste Noland, Commissioner (via telephone)  
Randy Poulsen, Commissioner

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

Excused: Wanda Ney, Commissioner

Visitors:

**A. Welcome & Roll Call**

The Planning Commission Work Session began at 6:00 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Ney, who was excused.

**B. Public Comment**

**C. Presentations and Reports**

Mr. Eggett gave updates on the following:

**D. Consent Items**

1. **Consideration of Meeting Minutes from August 22, 2023 Work Session, and August 22, 2023 Regular Meeting.**  
Commissioner Eskelsen 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 rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.**  
b. **Consideration to forward a recommendation to City Council regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**
2. **Consideration to un-table proposed approval for and recommendation to City Council for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC.**
3. **Consideration of recommendation to City Council for Ken Garff Honda Final Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.**
4. **Consideration of approval for Panera Bread Preliminary Site Plan request, located at approximately 4130 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and the Panera Bread Group.**

**F. Comments**

**G. Adjournment**

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

Date Approved: **10/10/2023**