

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 23, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Kathy Eskelsen, Chair
Kent Anderson, Vice Chair
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner

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

Excused:

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:35 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

B. Public Comment

Commissioner Eskelsen asked if any members of the public were present with comments. There were none.

C. Presentations and Reports

Mr. Eggett presented updates on the following:

- Ashley Furniture's interior is moving along, but they have experienced delays on the exterior.
- NAPA is moving slower than expected.
- UDOT has determined that a median will be installed in Riverdale Road if/when Panera is built.
- Tesla has had delays moving utilities.
- UDOT has been sending updates regarding the 5600 South project.
- New land use bills are in legislation which include further airport changes and zoning requirements of 5400 square foot lots for moderate income housing.

D. Consent Items

1. Consideration of Meeting Minutes from:
December 12, 2023 Work Session
December 12, 2023 Regular Meeting

Michelle Marigoni advised commissioners in the work session that the minutes for December 12 had already been approved and inadvertently included in the agenda and packet. The minutes from January 9, 2024 should have been included and will be on the next agenda for approval. Due to this, Chair Eskelsen noted that this item would be skipped.

E. Action Items

1. **a. Review and discussion of proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code.**

Mr. Eggett explained that the regulations are already in place, but the City needs to have it codified to comply with the state code. Commissioners suggested getting the word out about the code to the public. The details of the code, as included in the packet, were discussed.

- b. Consideration to set Public Hearing for proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.**

Motion: Commissioner Hermann moved to set a public hearing for this item on February 13, 2024.

Second: Commissioner Noland

Vote:

Commissioner Eskelson:	Yes
Commissioner Noland:	Yes
Commissioner Poulsen:	Yes
Commissioner Ney:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Yes
Commissioner Anderson:	Absent

Motion passes unanimously.

2. Commission voting consideration to select Planning Commission Chair Member and Vice Chair Member.

Mr. Eggett emphasized that the bylaws mandate the selection of a chair and vice-chair every two years. Additionally, he noted that Commissioner Anderson had expressed willingness to accept a nomination in his absence.

Chair Eskelsen nominated Commissioner Kent Anderson for Chair, a nomination endorsed by Commissioner Spiers and supported by Commissioner Noland. The nomination received unanimous approval.

Chair Eskelsen then opened the floor for nominations for vice-chair. Commissioner Ney nominated Commissioner Spiers, seconded by Commissioner Hermann. The nomination for Commissioner Spiers also received unanimous approval.

Mr. Eggett conveyed Mayor Mitchell's message that the current planning commission is performing admirably and expressed a desire to maintain the group as it is. Chair Eskelsen extended gratitude to Mr. Eggett and Mrs. Marigoni for their hard work and assistance in keeping the meetings efficient.

Commissioner Ney expressed hope that future openings on the planning commission would be extended to those who competed for the city council vacancy.

It was announced that Commissioner Anderson would assume the role of Chair and Commissioner Spiers as Vice-Chair on February 13th, 2024.

F. Comments

Commissioner Ney noted that businesses on Riverdale Road were not clearing snow from their sidewalks. Mr. Eggett said the code enforcement officer was issuing citations, but that they are allowed due process, and the snow typically melts before the completion of the process.

Commissioner Spiers acknowledged Commissioner Noland for addressing comments on the Riverdale Citizen's social media group.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Spiers. All were in favor and the Planning Commission meeting adjourned at 7:11 p.m.

Date Approved: 2/13/2024