

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday January 23, 2024, 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
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: Kent Anderson, Vice Chair

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 Anderson, who was excused. Members of the city staff were also present.

B. Public Comment

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 Regular Meeting
 - December 12, 2023 Work Session

Michelle Marigoni advised commissioners 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.

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.**
- 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.**

Mr. Eggett reported that the code would be modified to comply with state code.

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

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:29 p.m.

Date Approved: 2/13/2024