

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday January 9, 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:

Visitors:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:05 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

C. Presentations and Reports

Mr. Eggett presented updates on the following:

- Shake Shack's grand opening was well attended.
- NAPA Auto Parts is very close to opening.
- Chuck E Cheese will have a design review January 10th.
- There are still challenges with traffic at the Panera site which are holding up the project.
- The West Bench RDA has challenges with UDOT bridges being scheduled for identical rebuilds, which would not accommodate the new growth from the America First campus and airport without widening. Riverdale City has been coordinating with several other agencies and jurisdictions to try and obtain funding for the additional costs.
- The land use update was approved by City Council. More updates will be coming to other codes.

D. Consent Items

1. Consideration of Meeting Minutes from:

December 12, 2023 Work Session
December 12, 2023 Regular Meeting

Chair Eskelson asked if there were any changes or corrections to the minutes. There were none.

E. Action Items

1. Consideration of Conditional Use Permit request for Safelite Auto Glass, located at approximately 770 West River Park Drive, Riverdale Utah 84405, as requested by H&P Investments and Safelite Auto Glass Group.

Mr. Eggett went over the executive summary included in the packet, which explained:

Safelite Auto Glass, as represented by H&P Investments group, have submitted a conditional use permit request for an automobile glass repair service center for property located at approximately 770 West River Park Drive (north of Tri-State Metal Roofing). The affected parcels are zoned in the Regional Commercial (C-3) zone.

The requested category of use as an "automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within a completed enclosed building" (per City Code 10-10A-4) requires the applicant group to apply for a conditional use permit for this project proposal. A public hearing was not required to consider the conditional use permit request. The General Plan use for this area is currently set as "Commercial" and this proposed project would comply with this land use.

F. Comments

Commissioner Eskelsen inquired if there was a plan for the RC Willey building. Mr. Eggett said there had been no new developments.

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:28 p.m.

Date Approved: 2/13/2024