

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday November 14, 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 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 6:00 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

C. Presentations and Reports

Mr. Eggett thanked commissioners for attending the American Freight grand opening, and gave updates on the following:

- Many changes have been made to the West Bench area by America First and Tesla.
- Freeway Park Drive will be messy due to a gas line move for about a week.
- Shake Shack hopes to open on December 13.
- Thrive Appliance has yet to obtain a business license but is getting close to completing their building improvements.
- The 5600 South Project will have work beginning on the bridges soon. They will also make changes to try and help traffic get through the offramp intersection better.

D. Consent Items

E. Action Items

1. **a. Consideration of Conditional Use Permit request for Panera Bread, located at approximately 4122 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and Panera Bread Group.**

Mr. Eggett explained the executive summary covered both items. There were no concerns from staff and the impact should be minimal. Conditional use is required due to the C2 zoning.

- b. Consideration of recommendation to City Council regarding Final Site Plan proposal for Panera Bread Restaurant, located at approximately 4122 South Riverdale Road, Riverdale, Utah 84405 as requested by Perigee Consulting and Panera Bread Group.**

Commissioners Ney and Anderson had concerns about the access on 300 West. Mr. Eggett reported UDOT preferred that to be the only access, but that they were ultimately allowed to keep the Riverdale Road access after evaluation and traffic studies. Many discussions have taken place between the landowners, traffic engineers, and Riverdale City.

F. Comments

Mr. Eggett reminded the Planning Commission about the code changes regarding single-family and townhome subdivision approvals and said the first read of the new code will be on the next Planning Commission agenda. Changes concerning road width will be included as well.

G. Adjournment

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

Date Approved: 12/12/2023