

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, November 28, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Kathy Eskelsen, Chair
Amy Ann Spiers, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner

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

Excused: Kent Anderson, Vice Chair
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:34 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 Commissioners Anderson, Ney, and Hermann, who were excused. 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 is progressing.
- Shake Shack is opening on December 14.
- The old John Paras building is being reviewed for RDA assistance.
- Chuck E Cheese submitted a building permit for the space next to American Freight.
- Tony Divino is adding electric vehicle chargers to their building.
- City staff met with America First about road issues and access on their new development.
- The bridges on 4400 South are planned to be reconstructed to last 50 years, but not widened. The city would prefer to see them widened.
- UDOT has reopened both lanes on Freeway Park Drive.
- Napa Auto Parts is moving in next to Zurcher's.
- Alpha Customs has received a probationary business license and is working with building and public works.
- The power line move on the west bench is progressing.

D. Consent Items

1. Consideration of Meeting Minutes from:
October 24, 2023 Work Session
October 24, 2023 Regular Meeting
November 14 2023 Work Session
November 14 2023 Regular Meeting

Commissioner Spiers moved to table the minutes from October 24 so commissioners have more time to review. Commissioner Noland seconded the motion and all were in favor.

Commissioner Noland moved to table the consent items from November 14 so commissioners have more time to review. Commissioner Spiers seconded the motion, and all were in favor.

All consent items will be readdressed on December 12, 2023.

E. Action Items

1. **a. Review and discussion of proposed updates to Title 10, Chapter 21 "Subdivisions" ordinance as found in the Riverdale City Code.**

b. Consideration to set Public Hearing for proposed updates to Title 10, Chapter 21 “Subdivisions” ordinance as found in the Riverdale City Code, as requested by the Community Development Department and required by the State of Utah.

Mr. Eggett reported developers have the option to request a preapplication review, but it will not be required for single family or townhome subdivisions. He went over the updates, which include some clean-up of existing code along with the required changes. Subdivision requests will be allowed four reviews and then will be required to be approved or denied. Denials would be subject to appeal.

Motion: Commissioner Spiers moved to set a public hearing for proposed updates to Title 10, Chapter 21 “Subdivisions” for December 12, 2023.

Second: Commissioner Poulsen

Vote:

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

Motion passes.

F. Comments

Commissioner Spiers asked if Alpha Customs had been followed up with. Mr. Eggett and Mrs. Marigoni explained the communication that had progressed with the business.

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 6:40 p.m.

Date Approved: 12/12/2023