

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:

- Kent Anderson, Chair
- Amy Ann Spiers, Vice Chair
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner
- Celeste Noland, Commissioner
- Randy Poulsen, Commissioner

City Employees:

- Mike Eggett, Community Development
- Michelle Marigoni, City Recorder

Excused:

- Kathy Eskelsen, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Anderson 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 Anderson 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:

- The maps in the council room and conference room have been updated.
- Steve Brooks and Michelle Marigoni will be filling in while the Community Development Director position is vacant.
- New land use bills are in legislation, to include gravel pits and building inspections.
- Riverdale Furniture Outlet received a business license but has some follow up for fire.
- NAPA received their business license today and plans to have a ribbon cutting.
- UDOT has been sending updates regarding the 5600 South project. The base entrance will be closed at night for several days for pilon installation on the new overpass.
- Ribbon cutting for Bricks & Minifigs 2/26 at 10:00am
- Conditional Use Permits and subdivision amendment for next meeting.

D. Consent Items

1. Consideration of Meeting Minutes from:

- January 9, 2024 Work Session
- January 9, 2024 Regular Meeting
- January 23, 2024 Work Session
- January 23, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none. Commissioner Hermann moved to approve the consent items. Commissioner Noland seconded the motion, and all were in favor.

E. Action Items

1. a. **Public Hearing to receive and consider comments regarding 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 Spiers moved to open the public hearing for this item.

Second: Commissioner Poulsen

Vote:

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

Motion passes, public hearing open. No members of the public were in attendance.

Motion: Commissioner Noland moved to close the public hearing for this item.

Second: Commissioner Spiers

Vote:

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

Motion passes, public hearing closed.

b. Consideration to forward a recommendation to City Council regarding 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 explained that this was required by the state for any jurisdictional area within 5000 feet of an airport thanks to HB206 (2023). Commissioner Noland noted that the Ogden airport and HAFB are both above most of Riverdale City, and the regulations are geared toward building height so it shouldn't have a huge impact. It is still required to be in code, which is good in case something comes up in the future.

Motion: Commissioner Noland moved to forward a favorable recommendation to City Council 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.

Second: Commissioner Ney

Vote:

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

Motion passes unanimously.

F. Comments

Commissioner Noland acknowledged the immense amount of work that Mr. Eggett has put in and how helpful it was for them to be effective. She expressed appreciation for everything he has done for the city. Mr. Hermann wished him good luck and hoped for his career to be successful. The rest of the commission agreed and hoped a new person could be as good.

Mr. Eggett said the planning commission was the best he had ever worked with, and he appreciated having a commission that didn't have personal agendas and genuinely wanted what is best for Riverdale. He appreciated the relationships with each of them and said leaving the planning commissioners was the hardest part of leaving the job.

Commissioner Anderson asked Mr. Eggett if he would provide some training on "findings of fact" and "friendly amendments."

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 7:10 p.m.

Date Approved: