



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY SEPTEMBER 24, 2024**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

1. Community Development update on new or upcoming businesses and projects.
2. Goldcrest Homes Plat Extension update.

D. Consent Items

1. [Consideration of Meeting Minutes from:](#)
August 27, 2024 Work Session
August 27, 2024 Regular Meeting

E. Action Items

1. Consideration to schedule a public hearing for an ordinance amending the Riverdale Municipal Ordinance Code, Title 21, Chapter 21, to add new or modify existing sections in compliance with the 2024 Utah State Legislature's House Bill 476 further clarifying subdivision procedures and related matters.

Items presented by: Brandon Cooper, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 20th day of September, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 27, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Amy Ann Spiers, Vice Chair

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:05 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Spiers, who was excused. Members of the city staff were also present.

B. Public Comment

C. Presentations and Reports

1. Community Development update on new or upcoming businesses and projects.
 - No new updates since last meeting
 - Chuck E Cheese, Tesla will have grand openings soon.
 - No updates on Smoked Taco
 - Honey Baked Ham may eventually be replaced by a BBQ restaurant.
2. Update on recent City Council actions.
 - Ken Garff Site Plan
 - Kent Hill/Peacock Ridge
 - Pending Ordinances

D. Consent Items

1. Consideration of Meeting Minutes from:

August 13, 2024 Work Session
August 13, 2024 Regular Meeting

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

E. Action Items

1. Motion to un-table extension request for Goldcrest Homes LLC

Mr. Cooper updated commissioners on the extension request, as the amenities being pushed to Phase 3 required a bond. Goldcrest and Riverdale City have been working on it, it is still being reviewed by the engineer and Goldcrest's bank. Progress has been made and staff will continue to work with them to get the bond in place if the extension is approved. The decision lies in the Planning Commission's hands. The extension would need a condition that the bond is received. Commissioners discussed that the item was tabled for this reason, so the conditions should be met before the extension is approved.

Mr. Cooper noted the code is silent regarding a timeline on granting the request. Commissioner Noland felt that if it was not complete by the next Planning Commission meeting, it should not be extended further. Commissioner Anderson reminded commissioners to include findings in any motion.

2. **Consideration of Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC.**
3.
 - a) **Public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.**
 - b) **Consideration to forward a recommendation to City Council for proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.**

Nothing has changed regarding these code updates since the first time it was seen by the Planning Commission.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:27 p.m.

Date Approved:

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 27, 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
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner
Colleen Henstra, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Amy Ann Spiers, Vice Chair

Visitors: Thatiam Falls

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 except for Commissioner Spiers, who was excused. 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

Community Development update on new or upcoming businesses and projects.

- Ichiban Sushi grand opening scheduled for 8/28 at 4:00pm

Update on recent City Council actions

- Ken Garff Site plan was approved after the Planning Commission's recommendation. The City Council appreciated the Planning Commission's comments.
- Peacock Ridge – Approved previously for an eight-lot subdivision. Riverdale City is purchasing the land from Mr. Hill to prevent the difficult project being completed, as there is great risk with the proximity to the canal. The city already owns some of the land there, adding this would make the total 8 to 9 acres.
- Pending Ordinances – Not approved by City Council for either short-term rentals or residential treatment centers.

D. Consent Items

1. Consideration of Meeting Minutes from:

August 13, 2024 Work Session
August 13, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There was one correction which had already been made. Commissioner Noland moved to approve the consent items. Commissioner Ney seconded the motion, and all were in favor.

E. Action Items

1. **Motion to un-table extension request for Goldcrest Homes LLC .**

Mr. Cooper updated commissioners on the extension request, as the amenities being pushed to Phase 3 required a bond. Goldcrest and Riverdale City have been working on it, it is still being reviewed by the engineer and Goldcrest's

bank. Progress has been made and staff will continue to work with them to get the bond in place if the extension is approved.

Motion: Commissioner Hermann moved to un-table the extension request for Goldcrest Homes LLC.

Second: Commissioner Noland

Vote:

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

Motion passes unanimously, item was un-tabled for discussion.

2. Consideration of Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC.

The request was brought before the Commission on August 13, 2024 and tabled for the required bond to be obtained. Goldcrest has been working diligently to secure the bond and progress has been made. The city is still reviewing some numbers and the bank has not issued the letter of credit, but Mr. Cooper was optimistic that it would be done very soon. The request could be approved, tabled again, or denied.

Thatiam Falls addressed the commission and noted that all landscaping has been included as well as the amenities. He asked that commissioners approve with conditions, as he has been working with the city and the bank and the city needs to finish reviewing the engineer's cost estimates before the bank can issue an approval.

Commissioner Noland felt the discussion went a different way than she expected after the work session and was not aware the city still needed to finish reviewing the numbers before it could be taken to the bank. Mr. Cooper reiterated that the city and the developer are working together to get the numbers agreed upon to submit to the bank.

Mr. Falls noted that Bank of Utah was eager to get the bond issued but is waiting for the final numbers.

Commissioner Noland asked what the timeline was for the city to feel comfortable. Mr. Cooper said they are very close and nearly finished earlier that afternoon. He could not foresee any major issue based on what he had seen so far. The bank is reputable, and Goldcrest has been with them for many years. Mr. Cooper felt the timeline would be within a few days.

Commissioner Poulsen asked if anything was holding up the engineer. There were multiple submissions with changes and the engineer is generally busy, but within the city's expectations.

Commissioner Hermann asked Mr. Falls what consequences would come from tabling again - recording date standard he is held to, September 3rd, and fees apply after that date. He felt the bank could turn it around in time if it were conditionally approved today. Mr. Falls spoke with Mr. Freeman, the engineer, who felt he may be able to finish by Wednesday morning. Legal and Finance with the city need to review after the engineer. There is a possibility that it could all be done by the end of the week, but not guaranteed.

Commissioner Noland asked why the developer is right at the end of the timeline for the bond. Mr. Falls said that both the developer and the city had overlooked the requirement. Commissioner Anderson noted that the Planning Commission noticed the problem on August 13th. The bond for the other infrastructure was submitted, but not for the amenities. This may have been overlooked due to the change in staff.

Commissioner Poulsen appreciated the transparency but agreed it was concerning that it was overlooked in the first place. Commissioner Noland noted that the Planning Commission must work with the developers as well as the city to do what is right for the residents. Mr. Hermann suggested that the bond being placed could be the condition of the extension. Mr. Cooper added that the subdivision is also involved, which could be a hold up.

Commissioner Noland wondered if approvals are given with conditions, if there is any point in doing approvals at all. Mr. Poulsen asked if an additional meeting would be warranted. Commissioners discussed whether a quorum would be available and if required signatures could be obtained. Mr. Hermann felt the conditional approval would be better than an additional meeting.

Motion: Commissioner Hermann, noting the circumstances and that substantial progress has been made, moved to approve the plat approval request for a six-month period to February 15, 2025, for Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC., with the condition that the bonding be totally complete and in place.

Second: Commissioner Henstra

Vote:

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

Motion passes unanimously. The extension will be granted contingent on the bond.

3. **a) Public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.**

Mr. Cooper briefly went over the proposed updates, noting they had been discussed previously. The bylaws were changed last meeting, and the code changes would tie into the procedures in the bylaws. These updates remove the preliminary site plan so the Planning Commission would only review a complete site plan after staff work with the applicant to address all issues. The Planning Commission would still have the same amount of power without the preliminary meeting.

Motion: Commissioner Noland moved to open the public hearing.

Second: Commissioner Poulsen

All in favor, public hearing open at 7:39 pm.

Public comment: None

Motion: Commissioner Hermann moved to close the public hearing

Second: Commissioner Ney

All in favor, public hearing closed at 7:39 pm.

b) Consideration to forward a recommendation to City Council for proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

Commissioner Anderson asked if there were any questions from the commissioners. Commissioner Noland noted that it had been discussed and it would streamline the process.

Motion: Commissioner Henstra moved to forward a favorable recommendation for proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

Second: Commissioner Poulsen

Vote:

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

Motion passes unanimously.

F. Comments

Commissioner Ney asked if they would be able to make further changes to correct any problems that come up if inefficiencies were found in the code after these changes. Mr. Cooper explained that changes as recommendations to council could be made at any time.

Commissioner Noland inquired about wheelchair ramps not being on all sidewalks. Mr. Cooper will bring this up with the public works director and, if necessary, grants may be available for more access.

Commissioner Poulsen expressed appreciation for Chief Warren and the Police Department and their assistance with the Utah Military Academy crosswalk and traffic flow. He also expressed appreciation to Shawn Douglas and his department.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Hermann All were in favor and the Planning Commission meeting adjourned at 7:50 p.m.

Date Approved:

DRAFT