

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 13, 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 Amy Ann Spiers, Vice 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:	
Visitors:	

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 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

C. Presentations and Reports

Community Development update on new or upcoming businesses and projects.

- Panera was approved and is working on getting a building permit. The RDA funding has been approved.
- Tesla opening in August.
- Chucky Cheese opening in September.
- Ichiban Sushi has opened and will have a grand opening August 28th.
- America First has been moving along.
- RDA work is going on behind the scenes for the West Bench.
- The AFCU roundabout will hopefully be done by the end of October.

D. Consent Items

1. Consideration of Meeting Minutes from:

July 23, 2024 Work Session
July 23, 2024 Regular Meeting

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

E. Action Items

1. Consideration of Ken Garff Parking Lot Site Plan approval extension request for a six-month period to February 1, 2025, for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Items 1-3 are all related, as they are all parts of the Ken Garff Property. The first item is a plat extension, not a site plan. Input is required from the Planning Commission regarding the number of parking spaces. The current number is 150.

2. Consideration of a Conditional Use Permit request for Ken Garff parking lot located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

3. **Consideration of forwarding a recommendation to City Council for Final Site Plan for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.**
4. **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.**

This is another extension request with no amendments, Goldcrest has run into delays. They are developing in phases; the extension would be for all three phases. They may need a second extension for phase 3. There was discussion about the amenities being required in phase 1.

5. **a) Discussion 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 set a public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendment.
6. **Consideration to approve proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.**

F. Comments

G. Adjournment

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

Date Approved: 8/27/2024