

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: 9/24/2024