



Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, November 26, 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: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Colleen Henstra, Commissioner

Visitors: Spencer Wright

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 Henstra. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson asked if any members of the public had comments. There were none.

C. Presentations and Reports

Mr. Cooper provided updates on upcoming projects and ongoing business developments:

- Honda dealership remodel
- Kia Dealership remodel
- The Smoked Taco is making progress and is nearing completion
- Riverdale Townhomes almost finished with site work.
- Fieldstone Homes has four holes dug for homes.
- Old John Parras building is in the process of demolition.
- Aaron's and American Freight are moving out.
- Speedway site has some interested parties.
- A clothing store may move into the Aaron's space.

D. Consent Items

1. Consideration of Meeting Minutes from:

October 22, 2024 Work Session
October 22, 2024 Regular Meeting

Chair Anderson asked if there were any corrections to the minutes. There were none. Commissioner Noland moved to approve the consent items with corrections. Commissioner Ney seconded the motion, which passed unanimously in favor.

E. Action Items

1. Consideration of recommendation to City Council for Expired Final Site Plan Re-Approval for Riverdale Apartments, located at 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

The site plan approval expired in August 2024, 12 months after the initial approval. The site plan was approved by the Planning Commission in May 2023 and by the Council in August 2023. There are no changes to the site plan; the resubmittal is identical. There was no request for an extension prior to the expiration date. Mr. Cooper thoroughly reviewed the plan, comparing it with the current code to ensure the plan continues to be compliant.

Spencer Wright from Wright Development offered to answer questions and stated Wright Development is excited about the project and apologized for the delays. They are optimistic that it will be a successful project that will add value to the community.

Commissioners had questions about the layout of the apartments. The units are all single-story with the building having three stories. ADA units will be provided as required. Parking spaces exceed the required number and will include some covered parking. There are one-, two-, and three-bedroom apartments, ranging from 750 to 1250 square feet. Tenants' leases will dictate the rules for the property. Amenities include a playground, pool, pickleball courts, and a dog park.

The construction financing is funded but they are still looking for investors for additional equity. The project will not be started until all equity is obtained. They are looking for one larger investor rather than multiple additional ones.

The Ken Garff parking lot will be completed before the apartment site is started. Wright Development has an agreement with Ken Garff to complete the asphalt.

Motion: Commissioner Noland moved to forward a positive recommendation to City Council for Expired Final Site Plan Re-Approval for Riverside Flats/Riverdale Apartments, located at 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Second: Commissioner Ney

Vote:

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

Motion passed unanimously.

F. Comments

- Commissioner Noland noted the At Home parking lot lights are incredibly bright and one light is strobing. Mr. Cooper promised to follow up with public works.
- Commissioner Poulsen inquired about new gutters and storm drains being plugged with leaves. Mr. Cooper said public works does regular maintenance with a vacuum truck.
- Holiday luncheon is on December 4 at 1130.
- Mr. Cooper asked if the commissioners would be willing to change the meeting times to be consistent with City Council and start at 5:30 and 6:00. Commissioners agreed and asked that it be added to an agenda. A bylaws amendment and approval of the annual schedule will be on the December 10 meeting.
- Commissioner Noland asked if the city would still be able to plow the trail with the addition of a fence by the property owner.
- Commissioner Anderson proposed donating trees or creating a Founder's Grove in Stringtown to honor the city's history and provide a welcoming space. He also suggested the city could do more to bring the community together through events and encouraged the commissioners to brainstorm ideas. Additionally, he felt Old Glory Days should have a larger, more significant flag.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. Commissioner Spiers seconded the motion. All were in favor and the Planning Commission meeting adjourned at 7:33 p.m.