



Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday November 26, 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
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Colleen Henstra, Commissioner
	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 except for Commissioner Henstra. Members of the city staff were also present.

B. Public Comment

C. Presentations and Reports

Mr. Cooper presented the Riverdale Land Use Master Plan and the Future Land Use Map as approved by the general plan. The current zones do not match with the future plan. The general plan has to be amended to make any changes to zoning, boundaries, etc. He explained the America First property is more than half zoned for manufacturing. He suggested having a unified zone, such as a mixed-use zone for the entire West Bench area. A mixed-use zone would focus on how the buildings look and work together. Commissioner Poulsen asked if Ogden Airport would influence what could be there. Mr. Cooper said the entire West Bench is in the airport influence area, so there are restrictions on height.

Mr. Cooper explained that he brought this up for the Planning Commission to keep in mind ideas for changes to the future plan and anticipate changes to zones before they are requested by landowners. He asked if the Planning Commission was interested in staff working on changes to zoning and the city boundary.

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 changes or corrections to the minutes. There were none.

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 was approved in August of 2023. They did not request an extension, so they need to have it reapproved. Nothing has changed on the site plan. There was an extension on the subdivision, but not the site plan. Financing changes have contributed to the delay, as the percentage of the project amount banks will loan were reduced. Interest rates have begun to lower, as well as some construction costs.

2. Comments

3. **Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:34 p.m.

Date Approved: 12/10/2024