

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 28, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

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

A. Welcome & Roll Call

The Planning Commission Meeting 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 Hermann, who was excused. 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:

- Revised AFCU Hillside schedule, delayed until February 10.
- AFCU Roundabout also delayed due to a large waterline crossing the road. The roundabout will be concrete instead of asphalt. The rest of the road will not be completed until next year.
- Ken Garff, Panera, Coleman Vu are all making progress.
- Mission BBQ currently moving in.
- There has been interest in the Speedway building.

D. Consent Items

1. Consideration of Meeting Minutes from:

January 14, 2025 Work Session
January 14, 2025 Regular Meeting

Chair Anderson asked if there were any corrections to the minutes. Commissioner Noland moved to approve the consent items. Commissioner Poulsen seconded the motion, which passed unanimously in favor.

E. Action Items

1. **Consideration to grant an additional six-month extension to August 1, 2025, for subdivision plat approval for Riverside Flats apartments located at approximately 667 W 4400 S, as requested by Forza Development.**

Mr. Cooper presented background on the project. There has been a change in the development group, and Wright Development will no longer be managing the project. Forza Development is the landowner.

Mr. Steiner Holladay Utah was here during the rezone and partnered with Wright Development. There were delays with Wright, so Forza has taken over. Commissioner Poulsen said he has seen a lot of groups having the same concerns with builders, cost, etc., but they have all started to move. This project has not moved since 2022.

Mr. Steiner shared the concern, which is why they removed Wright Development and took over. They had expected Wright to have the parking lot finished last fall. Mr. Poulsen asked if the finances were at risk, Mr. Steiner said they

have a new equity partner and anticipate starting the parking lot in 30 days and the apartments in the summer of 2025. The new equity partner has also bid to build the parking lot and the buildings.

Mr. Steiner believed if the plat was not extended, the other parcels that were added to the plat could make new plans. Three different landowners are involved.

Commissioner Noland asked what the confidence level with the extension was. Mr. Steiner said he was about 90 to 95 percent. Commissioner Poulsen asked if there were agreements in writing with the financiers. They currently have LOIs and operational agreements, but not a final development agreement yet. The final agreement cannot be completed until they know if they are approved for this extension.

Commissioner Ney asked if the underground old utility infrastructure was removed. Mr. Steiner stated it was removed with demolition.

Commissioner Spiers did not feel confident that the project would be executed. Mr. Steiner expressed frustration with the problems they had with Wright Development, and had not received full information until recently. They were only passive landowners and not involved in the development. They only found out two weeks ago that the plat would expire on February 1. They want to get the project done and keep it long term.

Commissioner Noland noted that many citizens are upset about nothing happening after the rezone and closure of the mobile home park, though she empathized with them in the situation. Commissioner Spiers agreed that it is not a favorable position to be in for the city. Mr. Poulsen asked what the biggest hurdle was at this point, Mr. Steiner responded that it was getting the extension from the city. They need the plat to do the land swap and then they are ready to go.

Commissioner Spiers agreed with Commissioner Poulsen that extending the plat could set a precedent for the future. Mr. Steiner explained that they were not in control of the project until recently.

Commissioner Noland said it was a tough decision. She felt it would be in the best interest of the city, residents, and landowners to grant the extension. However, any further extensions would likely be denied.

Motion: Commissioner Noland moved to grant the additional six-month extension to August 1, 2025, for subdivision plat approval for Riverside Flats apartments located at approximately 667 W 4400 S, as requested by Forza Development.

Second: Commissioner Ney seconded as she felt they have been working to move it forward.

Vote:

Commissioner Spiers:	No
Commissioner Ney:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	No
Commissioner Noland:	Yes
Commissioner Hermann:	Absent
Commissioner Henstra:	Yes

Motion passed 4 to 2 with one absent.

2. Consideration to grant an additional six-month extension to August 15, 2025, for subdivision plat approval for Coleman Vu Estates located at approximately 5368 S 1050 W, as requested by Goldcrest Homes.

Mr. Cooper presented background on the project, noting that the extension was expected due to the multi-phase project on one plat. The work on the first two phases is nearly complete and the extension will allow them to get through Phase III.

Thatiam Falls, resident of Orem, addressed the commission. Phase I and II improvements are complete aside from sidewalks due to weather conditions. Commissioner Henstra appreciated the street names being cinema related for nostalgia. Mr. Cooper said Fieldstone and Alpine Homes are planning to change the name of the subdivision for marketing purposes to Riverside Estates, though the plat will remain the same.

Infrastructure is planned to be completed by Goldcrest before the extension ends. The amenities should be finished as Phase I owners are moving into homes, but before Phase III is built. The amenities are bonded for and included in the development agreement.

Motion: Commissioner Henstra moved to grant the additional six-month extension to August 15, 2025, for subdivision plat approval for Coleman Vu Estates located at approximately 5368 S 1050 W, as requested by Goldcrest Homes.

Second: Commissioner Spiers

Vote:

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

Motion passes unanimously.

F. Comments

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 7:20 p.m.

Date Approved: 2/25/2025