****Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, November 24, 2020 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Rob Wingfield, Vice Chairman

Blair Jones, Commissioner  
 Rikard Hermann, Commissioner

Wanda Ney, Commissioner   
 SuzetteDeMar**,** Commissioner

Kent Anderson, Commissioner

City Employees: Bill Cobabe, City Administrator

Mike Eggett, Community Development   
 Shalee Nay, City Recorder

Excused: Amy Ann Spiers, Chairman

Visitors: Delyn Yeates Josh Yeates Janet Deschamp Melissa Carey

The Planning Commission Work Session meeting began at 6:00 p.m. Vice Chairman Wingfield invited everyone to the Planning Commission meeting and stated for the record that Chairman Spiers is excused from tonight’s meeting.   
  
**Presentations and Reports:**

Vice Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

* Mr. Eggett noted that the old Best Buy building is going to be demoed within a few weeks.
* I-15 construction is still getting worked on and the construction is coming to Riverdale / Roy area soon.
* Raising Cains is going to be coming for the December 22nd meeting.
* Crown Bedroom location submitted a pre application and is planning on it being changed to Harbor Freight.
* The Pier 1 building will be turning into a store called Five Below, which is a store where everything is five dollars or less.

Commissioner Ney asked if all the buildings that are connected to the old Best Buy building are coming down along with it.

**Consent Items:**

Vice Chairman Wingfield asked for any changes or corrections to the minutes for November 2020 Regular and Work Session Planning Commission meeting. There were no requested changes.

**Action Items:**

Vice Chairman Wingfield invited any discussion on the first part of the action item, Public hearing to receive and consider comments regarding a rezone request for properties located approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405; a zoning change from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) zoning to Multiple-Family Residential (R4) zoning; requested by Riverdale Living LLC.

Mike Eggett went over the executive summary for the second part of the action item which explained for the Public Hearing and the action to vote, Riverdale Living, LLC, the petitioner in this matter, is requesting a rezone of property located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive from Agricultural (A-1) and Low-Impact

Transition Overlay (LIT) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility of future development for a multiple family residential development project on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned R-5, properties to the east are currently zoned with A-1 and CP-3 zoning, properties to the south are zoned with A-1 zoning, and properties to the west are zoned with C-3 zoning. This request is for approximately 5.67 acres of land located on this property along Ritter Drive and near to Freeway Park Drive and 1500 West that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission’s recommendation.

**Discretionary Items:** . There were no discretionary items.   
  
**Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:32 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.