****Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, January 12, 2021 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: Amy Ann Spiers, Chairman

Robert Wingfield, Commissioner  
 Blair Jones, Commissioner   
 Wanda Ney, Commissioner

Suzette DeMar, Commissioner

Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development   
 Shalee Nay, City Recorder

Excused: Rikard Hermann, Commissioner

Visitors: Eric Anderson

The Planning Commission Work Session meeting began at 6:0 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance.  
  
**Presentations and Reports:**

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

* House Bill 441 Tax Reformation did not pass, but a special is anticipated to occur in the summer
* Public Safety Retirement Bill was approved and created a new tier for public safety employees
* Inland Port Bill was discussed, which removes local governments discretion
* Land use code amendments are anticipated

There was a brief discussion regarding medical marijuana with relation to zoning, to which there were still a lot of unknowns.

**Consent Items:**

Chairman Spiers asked for any changes or corrections to the minutes for December 22, 2020 Regular and Work Session Planning Commission meeting. There were no requested changes.   
  
**Action Items:**

Chairman Spiers invited discussion on the action item; Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning for property located at approximately 1450 West Riverdale Road, Riverdale, Utah 84405, as requested by Maverik, Inc (Erik Anderson).

Mike Eggett, Community Development, went over the executive summary which explained; Maverik, Inc (and the Gibby Family), the petitioner in this matter, is requesting a rezone of property located at approximately 1450 West Riverdale Road from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning to allow for the possibility of future commercial retail development opportunities on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned A-1, properties to the east are the I-84 Freeway connection and zoned thereafter as C-3, properties to the south are Riverdale Road and thereafter zoned CP-3, and properties to the west are Cozy Dale Drive (1500 West) and thereafter zoned with C-3 and CP-3 zoning. This request is for approximately 4.58 acres of land located on this property along Riverdale Road and Cozy Dale Drive that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information). In this case, the Gibby Family is requesting that the City consider approving a contingent rezone for this application in order to protect the landowning interests of the Gibby Family in the event that the Maverik project does not get completed in the future. City Staff, in getting approval from the City Attorney, has determined that the best approach to accomplish this requested goal is for the rezone request to be considered for approval with the understanding that the rezone would be put into legal effect on the zoning map (and other city resources) only after a final site plan for the Maverik project has been approved by the City Council in the future. 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.

Commissioner Jones asked if Maverick is going to be purchasing this property no matter what? Or if their purchase is going to be in limbo and the property will be sitting vacant. Mr. Eggett stated that Maverick is very interested in this property and they seem anxious to get this project started. Eric Anderson, Maverick, noted that the plan is a lease/purchase agreement. They want to make sure that they can develop the land before committing to the hard cost. However, Maverick is very interested in continuing with this project. Commissioner Jones stated that he does not see the purpose in doing the rezone when this is an action that could be done a year down the road when the project is ready and has the final owner. Mike Eggett, Community Development, noted that this action is part of the negotiation with the Gibby family. Mr. Anderson noted that there are five submittals that need to be done on this project. From the Maverick’s point of view, they want to have this project approved and ready to build within 6 months. Mike Eggett noted that if the project falls through with Maverick, nothing will change, this is just part of the negotiation for development.

Mr. Eggett stated for the Planning Commission that the current owners of the property on this action item, are planning to have commercial development on a later date. He stated that their plan will make this rezone beneficial to Maverick and the current property owners. He also noted that the General Plan does support this request and it meets the criteria.

**Discretionary Items:** Chairman Spiers asked the Commissioners if there were any discretionary items.

Mike Eggett noted that he would like to share this with the Commission instead of them hearing from elsewhere. He shared that his father had passed away due to COVID. All Commissioners expressed their sympathy and offered help wherever they can.   
  
**Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:30 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.