Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 12, 2021, at 6:30 p.m., at the Civic Center, 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: Erik Anderson David Gibby Villami Tavkiuvea

1. **Welcome & Roll Call**

The Planning Commission Meeting began 6:30 at p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were except for Commissioner Hermann, who is excused.

1. **Public Comment** Chairman Spiers asked for any public comments and there were none.
2. **Presentations and Reports**

Chairman Spiers turned the time over to Mr. Eggett who reported the following:

* Site plan for Riverdale Landing Phase 2 is going to be going to the City Council next week.
* Raising Canes Site plan will also be going to Infront of the council next week.
* An application has been submitted for a 3-lot subdivision near the old Best Buy building.
* There will be a new site plan user 2 weeks from now.
* Five Below is close to finishing their project.
* Harbor Freight is going to be going into the Crown Bedroom building.
* Scandinavian Designs is open for business. They do need to pass their final inspection to remain open.
* There is a new land use bill that has been introduced by the legislature.

1. **Consent Items  
   1. Consideration to approve meeting minutes from the Planning Commission Meeting held on December 22, 2020.** Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the December 22, 2020 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Jones moved to approve consent items meeting minutes as written.

Commissioner Ney seconded the motion.

There was no discussion regarding this motion.  
  
 **CALL THE QUESTION:** The motion passed unanimously.

1. **Action Items**
2. **A. Public hearing to receive and consider comments regarding a rezone request**

**for property located at approximately 1450 West Riverdale Road, Riverdale,**

**Utah 84405; a zoning change from Agricultural (A-1) zoning to Regional**

**Commercial (C-3) zoning; requested by Maverik, Inc (Erik Anderson).**

Mike Eggett 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.

**MOTION:** Commissioner Jones moved to open the Public Hearing. Commissioner Anderson seconded the motion. All voted in favor, motion passed unanimously.

There was no public comment made during Public Hearing.

**MOTION:** Commissioner Jones moved to close the Public Hearing. Commissioner Wingfield seconded the motion. All voted in favor, motion passed unanimously.

**1B. 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 noted that the discussion prior to the Public Hearing is the same information for this item. He invited any questions for him or the applicant.

Commissioner Ney asked if there has been a traffic study done on this location. Mr. Eggett noted that a traffic study is not required and not relevant to the rezone request but noted that she could ask the applicant. Mr. Anderson noted no traffic impact study has been performed yet. Maverick and himself will be able to explore that more after the pre application meeting. Mike Eggett noted that the 5600 S project will benefit Riverdale Road when it is all completed. It will provide an extra pocket to make a safer turn. Mr. Eggett noted that UDOT has new regulations and the applicants must meet a certain standard on the intersection to even have the project go forward.

Commissioner Spiers asked if the current Maverick in Riverdale is going to be spaced far enough away from this projected Maverick, and if they see another need for a Maverick. Mr. Anderson stated that they believe it is spaced enough to meet the demands and provide another location.

**MOTION:** Commissioner Jones moved to forward with a favorable recommendation to the City Council regarding the rezone request contingent on having the final site plan completed with Maverick. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.  
  
 **ROLL CALL VOTE:** All present Commissioners voted in favor. Motion passed unanimously.

1. **Discretionary Items** There were no discretionary items for this meeting. …

1. **Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Wingfield moved to adjourn the meeting. Commissioner Jones seconded the motion; all voted in favor.

The meeting adjourned at 6:50p.m.

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Amy Ann Spiers Shalee Nay

Planning Commission Chair City Recorder

Date Approved: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**