****Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, March 9, 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

Blair Jones, Commissioner

Rikard Hermann, Commissioner – 6:10 p.m.

Wanda Ney, Commissioner

Suzette DeMar, Commissioner

Kent Anderson, Commissioner

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

Visitors via WebEx: Chris Hatch Matthew Steiner

Excused: Robert Wingfield, Commissioner

The Planning Commission Work Session meeting began at 6:01 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance except for Commissioner Wingfield who is excused.   
  
**Presentations and Reports:**

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

* Harbor Freight is going to be having a soft opening next week.
* Five Below will be opening soon, hopefully by the end of this month.
* Nexeo Staffing LLC is now open.
* Dutch Brother Coffee is going to be on the agenda for the next council meeting.
* There are plans regarding the property North of Lowes.

Commissioner Jones asked if Mr. Eggett knew anything about the Newgate mall. Mike noted that he knows it is in default and up for auction.

**Consent Items:**

Chairman Spiers asked for any changes or corrections to the minutes for February 23, 2021 Regular and Work Session Planning Commission meeting. There were no requested changes.   
  
**Action Items:**

Chairman Spiers invited discussion on the first part of the action item that is regarding Discussion regarding proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah.

Mike Eggett, Community Development, went over the basic information on the action item and noted that during the regular session, the applicants are present and can answer any questions the Commission may have. Commissioner Spiers asked how many acres were in the property next to America First. Mr. Eggett noted that it is 4.6 acres.

Chairman Spiers invited discussion on second part of the action item that is regarding the Consideration to set Public Hearing for Proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.

Mike Eggett, Community Development, went over the application that was submitted by H & H. He noted that the public hearing is required on the rezone request. If the motion is made to set a public hearing, city staff will make sure the tasks needed are completed.

Mr. Eggett went over a training that he had sent previously to the Commission.

Commissioner Jones asked about water shares and if it is required to have at least one water share to develop a new homes or establishment. Mike noted that any new development is required to bring their water share. Commissioner Jones asked what the cost of the water share is. Shalee Nay, City Recorder, provided information regarding the price of water shares that was found via online.

**Discretionary Items:** Chairman Spiers asked the Commissioners if there were any discretionary items. There were no discretionary items for this meeting.   
  
**Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:23 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.