Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 9, 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

Blair Jones, Commissioner

Rikard Hermann, Commissioner   
 Wanda Ney, Commissioner   
 Suzette DeMar, Commissioner

Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development

Shalee Nay, City Recorder

Visitors: Chris Hatch Matthew Steiner

Excused: Robert Wingfield, Commissioner

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:31 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Wingfield 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:

* Harbor Freight is having a soft opening at the end of the month.
* Five Below is going to be opening soon, hopefully by the end of the month.
* Nexeo Staffing LLC is now open.
* Dutch Brothers Coffee is going to the next council meeting.
* Café Rio has a building permit, and everyone can plan on seeing movement here soon on that project.

Commissioner Spiers asked if Café Rio is staying in the same location. Mike Eggett noted that it is going to be a relocation.

1. **Consent Items  
   1. Consideration to approve meeting minutes from the Planning Commission Meeting held on February 23, 2021.**

**MOTION:** Commissioner Jones moved to approve consent items meeting minutes. Commissioner Anderson seconded the motion.

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

1. **Action Items**
2. **a. Discussion regarding proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah.**

**b. 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 and invited questions from the Commission. He noted that both applicants are present if there are any questions for them.

Commissioner Ney noted that the map in the packet shows Salt Lake and Meridian and wanted to make sure if that is the property and it is stated correctly in the packet. Mr. Eggett noted it is a survey plot and the property in question is in red.

Commissioner Ney asked if this property is in the flood zone. Mike noted that the back 30% is impacted by flood zone. However, that does not have any bearings on this action item.

Commissioner Jones asked about trailers and what impact wilt that have with the rezone and if the trailers would be in violation if the rezone is granted. Matthew Steiner noted that after each process and after the development agreement, the residents are notified. He also noted that this is most generally how these projects are done. Mike Eggett stated that he believes the residents have up to nine months to relocate. He noted that he will investigate the wording on the statute to make sure everything complies. Matthew stated that according to the state statute, the rezone does not go into effect until the project is beginning development.

Commissioner DeMar asked if the mobile homes are individually owned or if they are rented. Matthew stated that most of the mobile homes are owned.

Mr. Eggett noted that he will ask the city attorney and check on compliance with the rezone so he will have the information requested for the next meeting on March 23rd.

**MOTION:** Commissioner Jones moved to set a public hearing for March 23, 2021. Commissioner Anderson seconded the motion.

**ROLL CALL VOTE:** All Commissioners voted in favor. Motion passes.

1. **Discretionary Items**

There were no discretionary items.

1. **Adjournment**

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

The meeting adjourned at 6:57 p.m.

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Amy Ann Spiers Shalee Nay

Planning Commission Chair City Recorder

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