

Minutes of the **Regular Meeting** of the Riverdale City **Planning Commission** held Tuesday, December 14, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Commissioner
Blair Jones, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner
Rikard Hermann, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Amy Ann Spiers, Chairman
Kent Anderson, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:33 p.m. Commissioner Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Chairman Spiers and Commissioner Anderson, who were excused.

B. Public Comment

Commissioner Wingfield asked for any public comments. There were no comments from the public.

C. Presentations and Reports

Mr. Wingfield turned the time over to Mr. Eggett, who provided updates regarding current projects, to include:

- Raising Cane's Grand Opening is scheduled for January 11
- Cheddar's is going before City Council December 21
- An application was submitted for a grant to pay for the general plan update
- The annual housing report is complete and available on the website
- Potential upcoming projects: Ritter Drive, housing behind Lowe's.

D. Consent Items

E. Action Items

Discussion regarding proposed rezone request for property located at approximately 1570 West Ritter Drive, Riverdale, Utah.

Mr. Eggett went over the Executive Summary, which explained:
Riverdale City is requesting a rezone of two properties located at approximately 1570 West Ritter Drive from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning to allow for the possibility of future use and/or development of this property (see the application documents for further explanation). Neighboring property to the north, east, and west is currently zoned with R-1-6 zoning; property further to the east is zoned A-1; Ritter Drive is south of this site directly adjacent to these properties and further properties to the south are zoned with A-1 zoning. This request is for approximately 0.27 acres of land located on for these two properties along Ritter Drive (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing will need to be scheduled in order to allow for public comments regarding this request. Following the public hearing, the Planning Commission could provide a recommendation to the City Council in support of the rezone request or not in support of the rezone request, with the appropriate findings of fact to support the Commission's recommendation. The Planning Commission may also elect to table the request with the appropriate findings and reasoning to do such.

Mr. Eggett noted if approved, the public hearing could be scheduled for December 28th, 2021, or January 11th, 2022.

Consideration to set the Public Hearing for a Proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family and Single-Family Residential (R-1-6) Zoning for properties located at approximately 1570 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale City.

MOTION: Commissioner Jones moved to set the public hearing for January 11, 2022. Commissioner Hermann seconded the motion.

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

F. Comments

There were no additional comments from the Planning Commission or City Staff.

G. Adjournment

As there was no further business to discuss, Commissioner Hermann made a motion to adjourn. Commissioner DeMar seconded the motion. The Planning Commission meeting adjourned at 6:40 pm.