

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 8, 2022, 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 Rikard Hermann, Commissioner Kent Anderson, Commissioner Kathy Eskelsen, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Visitors:	Suzette DeMar    Guy Larson    Jay Larson    Jake Tate

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:36 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

**B. Public Comment**

Chairman Spiers asked if there were any public comments. There was no public comment.

**C. Presentations and Reports**

Chairman Spiers turned the time over to Mr. Eggett, who reported the Gibby Floral building had been demolished, Cheddar's would be pulling a building permit soon, and that a new business, J Dawgs, would be moving in next to Starbucks on 300 West.

**D. Consent Items**

**1. Consideration of Meeting Minutes from January 25, 2022 Work Session and January 25, 2022 Regular Meeting.**

Chairman Spiers asked if there were any changes to the minutes from the January 25 meetings. There were no changes. Commissioner Jones moved to approve the minutes. Commissioner Wingfield seconded the motion. All were in favor and the minutes were approved.

**2. Recognition of Suzette DeMar for her service as a Planning Commissioner.**

Mr. Eggett congratulated and recognized Suzette DeMar on behalf of Mayor Searle and Mayor Mitchell, who appreciated her efforts and willingness to serve. Mrs. DeMar thanked the city and commissioners for the experience and stated she would like to work with them again in the future. Mr. Eggett presented a gift from the city.

**E. Action Items**

**1. Consideration of Conditional Use Permit request for Billboard Sign Alterations for Sign located approximately 3450 South Parker Drive, as requested by Reagan Outdoor Advertising.**

Reagan Outdoor Advertising is requesting a height adjustment due to obstruction by the sound wall near the freeway. Mr. Eggett explained this is allowed by state code, but the city code requires a Conditional Use Permit, and that staff have no concerns regarding this item.

**MOTION:** Commissioner Wingfield moved to approve the Conditional Use Permit

**SECOND:** Commissioner Jones seconded the motion.

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

**2. Consideration to forward a recommendation to the City Council of a proposed Subdivision Amendment for Riverdale Joann Subdivision, property located approximately 4868 South and 4978 South 1050 West, Riverdale Utah 84405, as requested by The Lodge Properties, LLC and AWA Engineering Group.**

Mr. Eggett noted Jake Tate from AWA was present representing this item. He explained this is a Commercial C3 area, which is subject to a development agreement, no public hearing was required, and that an approval would send it to City Council. He noted there were no items of concern other than from Public Works to make sure water transfer is not necessary.

**MOTION:** Commissioner Hermann moved to forward a recommendation based on staff comments.

**SECOND:** Commissioner Jones seconded the motion.

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

**3. Consideration to forward a recommendation to the City Council of a proposed Small Subdivision, property located approximately 4054 South and 4060 South Riverdale Road, Riverdale Utah 84405, as requested by The Chasebrook Company.**

Mr. Eggett explained this is the front parcel of the (formerly Shopko) vacant building parking lot. He noted this is a Commercial C3 zone, 9.6 acres, no public hearing required. He went over the site plan review and noted missing items and engineer comments, and stated there were no concerns staff, but that water may need to be discussed in the future.

**MOTION:** Commissioner Jones moved to forward a positive recommendation based on staff comments.

**SECOND:** Commissioner Wingfield seconded the motion.

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

**4. a. Consideration to untable the discussion and considerations regarding proposed Development Agreement Amendment and associated language, as submitted by Bach Land and Development, LLC.**

Commissioner Wingfield moved to untable the discussion on this item. Commissioner Hermann seconded the motion and all were in favor. The item was no longer tabled.

**b. Consideration to forward a recommendation to the City Council regarding proposed Development Agreement and associated language, as submitted by Bach Land and Development, LLC.**

Chair Spiers turned the time over to Mr. Eggett, who noted this item was before the Planning Commission on January 25, 2022 and was tabled at that time due language changes needing to be made. He said the changes had since been reviewed by attorneys for both parties who felt comfortable with the language updates. Mr. Eggett explained if a recommendation to City Council is forwarded, they may or may not approve as it is written, and the standing agreement is set to expire on February 15, 2022. A six-month extension may be necessary on February 15 if City Council is not ready to approve the agreement. He also noted the applicants had addressed everything previously discussed in the agreement. Commissioner Jones inquired about the process at the City Council meeting. Mr. Eggett clarified that City Council could either extend the original agreement or approve the new one.

**MOTION:** Commissioner Wingfield moved to forward a positive recommendation to the City Council regarding the proposed Development Agreement as submitted.

**SECOND:** Commissioner Jones seconded the motion.

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

**F. Comments**

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

**G. Adjournment**

As there was no further business to discuss, Mr. Jones moved to adjourn. This was seconded by Mr. Wingfield. The Planning Commission meeting adjourned at 7:08 p.m.

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**Planning Commission Regular Session, February 8, 2022**

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Amy Ann Spiers  
Planning Commission Chair

Michelle Marigoni  
City Recorder

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