Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, May 10, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Chairman

Robert Wingfield, Vice Chairman

Blair Jones, Commissioner

Amy Ann Spiers, Commissioner

Wanda Ney, Commissioner

Rikard Hermann, Commissioner

City Employees: Mike Eggett, Community Development

Steve Brooks, City Administrator/Attorney

Michelle Marigoni, City Recorder

Excused: Kent Anderson, Commissioner

1. **Welcome & Roll Call** The Planning Commission Work Session began at 6:06 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present except for Mr. Wingfield.
2. **Public Comment** Chairman Eskelsen asked if there were any public comments. Mr. Eggett and Mrs. Eskelsen stated there may be public present for comments during the public hearing.
3. **Presentations and Reports** Mrs. Eskelsen turned the time over to Mr. Eggett, who reported the following:

* Maverik is moving along and is anticipated to open around August
* Shake Shack
* Hillside at Riverdale Subdivision submitted, will be at PC for review in two weeks
* Townhomes behind Bed, Bath & Beyond submitted
* Resubmittal of site plan for AFCU Ops building
* West Bench RDA Project is still being worked on as far as details

Mr. Jones asked if the road would be complete before the AFCU project begins. Mr. Eggett explained there will be some overlap and it may be an administrative decision later.

1. **Consent Items**1. **Consideration of Meeting Minutes from March 22, 2022 Work Session and March 22, 2022 Regular Meeting.**

Chairman Eskelsen asked if there were any changes to the minutes from the April 26 meetings. There were no changes.

1. **Action Items**

**1a. Public hearing to receive and consider comments regarding proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, as requested by America First Federal Credit Union and AWA Engineering.**

**1b. Consideration to forward a recommendation to the City Council regarding proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, 84405 as requested by America First Federal Credit Union and AWA Engineering.**

Public hearing was advertised as required. An additional public hearing will be necessary with City Council. State code says good cause, no public or material injury required. Notice sent to affected entities, including utilities. Questions have been fielded from Rocky Mountain Power. Need to find out if the public utility easements need to be vacated as well.

Email received from Riverdale Commercial Holdings, adjacent landowner, with questions. All questions were answered. Public Works agrees with the vacation. Planning Commission needs to decide if there is enough given for what is taken away.

Mr. Brooks, attorney, said it seems a bit rushed, so Planning Commission needs to make sure the timing is correct and that other landowners are not affected negatively.

Mr. Eggett gave further details about the arrangement of the new road.

**2a. Public hearing to receive and consider comments regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-4.5) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.**

**2b. Consideration to forward a recommendation to the City Council regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-4.5) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.**

Mr. Eggett went over the executive summary and noted all of the documentation is in the packet. Public hearing notices were completed as required. The general plan guidance does not currently support this zoning. He explained to commissioners that they should have findings for whatever their decisions are and to keep comments and questions relevant to the rezone, and not to get too far into the design of the project. The adjacent properties are zoned R-1-8.

Mr. Jones asked about the requirements in R-1-4.5. Mr. Eggett explained the setbacks.

Mr. Eggett said it is anticipated that some residents, including members of the City Council, will be present. Mr. Eggett told Commissioners that although councilmembers will be present, they are only represented as members of the public and Riverdale citizens.

Mr. Hermann asked what the city’s view has been on this zoning. Mr. Eggett said this has been case-by-case over the years depending on the general plan and nearby properties, uses and zones.

There was discussion about other areas in the city which would compare to this development and zone.

Mr. Jones asked what the Corps of Engineers issues were about this land. Mr. Eggett said he has documentation which would explain this, but that they are no longer declaring this as a floodplain.

Mr. Eggett said only slab-on-grade with helical piers so the foundations “float”, and that the developer is not planning on building anything where the floodplain is still located.

1. **Comments**

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

1. **Adjournment**

As there was no further business to discuss, the Planning Commission Work Session meeting adjourned at 6:31 pm.

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Kathy Eskelsen Michelle Marigoni

Planning Commission Chair City Recorder

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