Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, April 26, 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

Blair Jones, Commissioner

Amy Ann Spiers, Commissioner

Wanda Ney, Commissioner

Rikard Hermann, Commissioner

Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development

Michelle Marigoni, City Recorder

Excused: Robert Wingfield, Vice Chairman

1. **Welcome & Roll Call** The Planning Commission Work Session began at 6:03 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.
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
* Cheddar’s site is being prepared for development
* Chick-Fil-A may need an extension
* Shopko possible new tenant is not going to happen.
* Walmart project will start this year
* New Subdivision for the MotorVu area will be on an upcoming meeting.
* J Dawgs is going in next to Starbuck’s on 300 West.

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 March 22 meetings. There were no changes.

1. **Action Items**
2. **Consideration of Conditional Use Permit request for Restaurant, Drive-In proposed property use located at approximately 4142 South Riverdale Road, as requested by H&P Investments, LLC.**

Mr. Eggett went over the executive summary, noting this is a new use for the property therefore the conditional use is necessary. The Planning Commission is the deciding body on CUP. He reminded commissioners the CUP is regarding health, safety, and welfare. This will be the first Shake Shack with a drive through.

Mrs. Ney asked for clarification about the traffic flow on the drawing. There was brief general discussion about impact, design, and traffic. Mr. Eggett noted the site plan for this will be before the commission at a later date.

1. **a. Consideration to approve proposed Preliminary AFCU Corporate Campus Subdivision, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.**

Mr. Eggett explained the action items 2a, 2b, 3a, and 3b are all regarding the same project and summarized the key points. Represented by Natalie Nichols and Jake Tate. He explained how the items go together. The right of way on Cozy Dale Drive will be vacated and become a private road. A new road will be added and will be city responsibility. The annexation also factors into these items, as it has been approved by council.

He explained these are preliminary site plans, so approval will allow the petitioners limited vested rights to continue. Staff would suggest setting the public hearing for the May 10th meeting. After the public hearing, there may be a second hearing with council.

**b. Consideration to approve proposed Preliminary AFCU – Ops Building Site Plan, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.**

1. **a. Review and discussion of proposed roadway vacation petition for Cozy Dale Drive (1500 West) between 4800 South and 4400 South, as requested by America First Federal Credit Union and AWA Engineering.**

**b. Consideration to set Public Hearing for proposed roadway vacation petition for Cozy Dale Drive (1500 West) between 4800 South and 4400 South, as requested by America First Federal Credit Union and AWA Engineering.**

1. **a. Review and discussion of proposed rezone request for properties located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.**

Mr. Eggett explained the rezone request is from A-1 to R-1-4.5. It is adjacent to the storage sheds on Parker Drive and R-1-8 housing. The application has been submitted and the fee has been paid. Mr. Eggett clarified this meeting’s discussion should be based on the application itself and scheduling the public hearing.

**b. Consideration to set Public Hearing for proposed Rezone Request from Agricultural (A-1) Zoning to Single-** **Family Residential (R-1-4.5) Zoning for properties located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.**

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 6:29 pm.

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Kathy Eskelsen Michelle Marigoni

Planning Commission Chair City Recorder

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