

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, May 24, 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 Rikard Hermann, Commissioner Kent Anderson, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Wanda Ney, Commissioner

A. 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 all members of the Planning Commission were present.

B. Public Comment

Chairman Eskelsen asked if there were any public comments.

C. Presentations and Reports

Chairman Eskelsen turned the time over to Mr. Eggett, who reported the following:

- Two Hoosiers Cyclery - open
- Maverik
- Cheddar's
- Take 5 received building permit
- No updates on Fiiz, need building permit
- J Dawgs still moving forward

2022 Legislative update will be presented when things slow down, possibly next meeting. There are some deadlines for the city to meet regarding housing updates and watering guidelines in the general plan.

The next meeting will be held in three weeks, on June 14th, as there are five Tuesdays in May.

D. Consent Items

1. **Consideration of Meeting Minutes from May 10, 2022 Work Session and May 10, 2022 Regular Meeting, and minutes from the November 9, 2021 Work Session and Regular Meeting.**

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

E. Action Items

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

Mr. Eggett noted this is a new request from Mr. Parke, changing the rezone request to R-1-6. The old application has been cancelled by Mr. Parke. The previous application will not need to be addressed since it was cancelled.

b. Consideration to set Public Hearing for proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.

2. **Consideration to approve Chick-Fil-A Site Plan Amendment approval extension request for a six (6) month period for property located at 4067 South Riverdale Road, Riverdale, Utah 84405, as requested by Chick-Fil-A and Merrick Engineering.**

Mr. Eggett explained Merrick Engineering requested this on behalf of Chick-Fil-A. The site plan amendment was approved in June 2021 and a letter with explanations was included in the packet. Changes to the subdivision nearby will affect this property, resulting in a legitimate reason for the extension.

3. **Consideration to recommend City Council approval of the Hillside at Riverdale Subdivision, property located at approximately 1550 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC and Service Mortgage Corporation.**

Mr. Eggett said this project has been before the Planning Commission once before. This is an area that has been vacant and unused, R-1-6 is considered low density, which fits with the general plan. Public Works has concerns about Lot 12's maintenance and liability needing to be clearly expressed on the plat, as well as the easement needing to surround the lot entirely.

Mr. Eggett briefly went over additional comments as listed in the packet, and recommended any motion made address the staff and engineer comments.

4. **a. Consideration to recommend City Council approval of the 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 he would be addressing both a and b items. He went over the executive summary, noting that the road vacation would still need to be brought before City Council before this subdivision can go to Council for approval.

He noted the subdivision seems to be ready to move forward based on staff and engineer comments.

The site plan has a large amount of commentary and concern from staff and the engineer: 16 from Public Works, 7 from fire that have not been addressed, and nearly two pages of concerns from the city engineer.

Mr. Jones noted it would be expected to have several comments or issues on a project of this size.

- b. Consideration to recommend City Council approval of the 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.**

5. **a. Consideration to approve and recommend City Council approval of the Small Subdivision Amendment for Riverdale Center V Subdivision, Amended, property located at approximately 4045-4113 South Riverdale Road, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group and AWA Engineering Group.**

This is a new subdivision, as an amendment to the RC Willey subdivision, adding property, and moving property lines. Four lots will be included. The general plan supports this use. No concerns from fire, public works, police, or planning.

- b. Consideration to approve Riverdale Townhomes Preliminary Site Plan, property located at approximately 300 West Pacific Avenue, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group, Revival Development, and AWA Engineering Group.**

Mr. Eggett went over the executive summary briefly, as well as the comments in the packet. These will be townhomes on one lot, so this portion is not subdivided. Townhomes comply with the zoning in the area. Mr. Eggett noted the perimeter setbacks are 16 feet, but 20 feet is required.

Items presented by: Mike Eggett, Community Development

F. Comments

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

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session meeting adjourned at 6:32 pm.

Kathy Eskelsen
Planning Commission Chair

Michelle Marigoni
City Recorder

Date Approved: _____