



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – SEPTEMBER 13, 2022**

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**6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)**

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

**Planning Commission Work Session Items -Planning Commission Training *to be determined***

**6:30 p.m. – Planning Commission Meeting (Council Chambers)**

**A. Welcome & Roll Call**

**B. Public Comment**

*This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.*

**C. Presentations and Reports**

**D. Consent Items**

1. Consideration of Meeting Minutes from:  
August 23, 2022 Work Session  
August 23, 2022 Regular Meeting

**E. Action Items**

1. a. **Public hearing** to receive and consider comments regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.  
  
b. Consideration to forward a recommendation to the City Council regarding proposed Planned Residential Unit Development (PRUD) Overlay request at approximately 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision, as requested by RD Development Group.
2. a. **Public hearing** to receive and consider comments regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.  
  
b. Consideration to forward a recommendation to the City Council regarding proposed updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate Income Housing Plan element in compliance with direction from House Bill 462.
3. a. Review and discussion of proposed rezone request for property located at approximately 4450 South 700 West, Riverdale, Utah, as requested by Forza Development Group.  
  
b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

4. a. Review and discussion of proposed rezone request for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah, as requested by Forza Development Group.  
b. Consideration to set Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.

*Items presented by: Mike Eggett, Community Development*

**F. Comments**

1. Planning Commission
2. City Staff

**G. Adjournment**

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 9<sup>th</sup> day of September, 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni  
Riverdale City Recorder