

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 13, 2022, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners: Kathy Eskelsen, Chairman
Robert Wingfield, Vice Chairman
Blair Jones, Commissioner
Kent Anderson, Commissioner
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused:

Visitors: Brooke Anderson
Jordan Anderson
Gerald Anderson
Matt Steiner

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:34 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 any public were present with comments. There was no public comment.

C. Presentations and Reports

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

- The ULCT Planners Day is October 6. Any commissioners who would like to attend should notify Mr. Eggett by 9/14, as the fees increase after this date. Commissioner Eskelsen noted this would fill requirements for training for the year.
- Fiiz has submitted their building plan.
- J Dawgs has had a four-way building inspection.
- Cheddar's pulled a building permit.
- Maverik set to open October 6.
- Superchix is going in the old Sweeto Burrito location.
- Sierra Trading Post and Home Goods are hoping to be open by Black Friday.
- Bath and Body Works is moving into the old Justice store, and Buckle will be next door.

D. Consent Items

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

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Spiers moved to approve the minutes; Commissioner Wingfield seconded the motion, and all were in favor. Minutes approved.

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.**

Mr. Eggett briefly went over the items in the packet, noting there has been no public comment on this item.

Motion: Commissioner Wingfield moved to open the public hearing.

Second: Commissioner Hermann

Commissioner Ney: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Anderson: Yes
Commissioner Spiers: Yes

Public hearing open.

Public Comment: There was no public present.

Motion: Commissioner Hermann moved to close the public hearing.

Second: Commissioner Wingfield

Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Eskelsen: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Public hearing closed.

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.

Brooke Anderson approached the podium and asked if commissioners have any questions. Commissioner Spiers asked about the HOA and if there would be a third party managing the property. Ms. Anderson said they are, as it is too difficult to get the residents to take turns mowing and such.

Motion: Commissioner Anderson moved to forward a favorable recommendation to the City Council regarding proposed Planned Residential Unit Development Overlay Request with the understanding that all staff concerns are addressed.

Second: Commissioner Spiers

Commissioners Polled:
Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes

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.**

Motion: Commissioner Spiers moved to open the public hearing.

Second: Commissioner Wingfield

Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Yes

Public hearing open.

Public Comment: No public present for comments.

Motion: Commissioner Jones moved to close the public hearing.

Second: Commissioner Spiers

Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Public hearing closed.

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.

Mr. Eggett stated that this is based on a new requirement by the State of Utah and will be tied to funding, and that it will be an annual update due October first.

Motion: Commissioner Wingfield moved to forward a favorable recommendation to the City Council regarding proposed updates to the Moderate 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.

Second: Commissioner Anderson

Commissioners Polled:

Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes

Motion carries.

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.

Mr. Eggett noted Matt Steiner was present representing Forza Group and went over the items in the packet, noting all noticing was completed and that this is a high-level discussion and request to set a public hearing.

Matthew Steiner approached the podium for questions. Mrs. Spiers asked if Mr. Steiner is representing both Forza and H&H, which he affirmed.

Motion: Commissioner Wingfield moved to set a public hearing for September 27, 2022.

Second: Commissioner Hermann

Commissioner Eskelsen: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Ney: Yes
Commissioner Spiers: Yes

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.

Mr. Eggett noted this is a follow-up application for the adjacent property, which is currently owned by Garff. Mr. Steiner is present representing Forza on this as well. Mrs. Ney asked if this would be the same zoning as the current trailer park parcel. Mr. Steiner said the plan is for the entire property to be developed together and cleaned up.

Motion: Commissioner Hermann moved to set a public hearing for September 27, 2022.

Second: Commissioner Ney

Commissioner Anderson: Yes
Commissioner Eskelsen: Yes
Commissioner Wingfield: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Spiers: Yes
Commissioner Ney: Yes

F. Comments

Mr. Jones asked if it was possible to get shirts ordered for the Planning Commission. Mr. Eggett said this hasn't been discussed recently and offered to speak to the City Administrator about it.

G. Adjournment

As there was no further business to discuss, Commissioner Wingfield moved to adjourn. This was seconded by Commissioner Spiers and the Planning Commission meeting adjourned at 7:00 p.m.

Date Approved: **9/27/2022**