

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday September 13, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 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:

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

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.

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.

Mr. Eggett explained this is a public hearing for the PRUD at Coleman Vu Heights Subdivision, noting the Planning Commission is a recommending body. He went over the items that are still in process for the subdivision and the requirements of a PRUD, as well as the items in the packet. There was general discussion about PRUDs and the maintenance of the open space and detention basins. The open space is for the HOA residents but could be made available to the public at the discretion of the HOA.

Commissioner Anderson asked if the suggested items can be made requirements by the Planning Commission. Mr. Eggett said these can be strongly recommended, but not required.

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.**

Mr. Eggett added that the revisions have been completed, but there is some data that is proving difficult to acquire.

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 explained Forza is the group that is linked with H&H 39th Street, which owns the trailer park. This address is the current Carey's Cycle site. This is only a request to set a public hearing.

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 explained Forza is the group that is linked with H&H 39th Street, which owns the trailer park. This address is the empty lot adjacent to Carey's Cycle. This is also only a request to set a public hearing.

F. Comments

G. Adjournment

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

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