

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, October 25, 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 Rikard Hermann, Commissioner Wanda Ney, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Amy Ann Spiers, Commissioner
Visitors:	Jason Bickley

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Spiers, who was excused.

**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:

- Cheddar's Scratch Kitchen is still coming along on construction.
- Take 5 exterior is nearly complete.
- Fiiz building is starting to be developed.
- J Dawgs is over 60% complete.
- Home Goods and Sierra are coming along.
- Super Chix is close to being completed, may open mid-November.
- Chick-Fil-A may open in January.
- Bath and Body Works has a certificate of occupancy and business license, so they will be opening soon.
- Grand opening Nov 11 at 4pm for Five Star Bath.
- Transition with building official is working well.
- America First is getting close to starting and will have a building permit by next week.
- There may not be a meeting on November 8<sup>th</sup> due to lack of agenda items.
- Council approved an amendment to the water requirements for developments, so they have another option to acquire water for projects.
- Mr. Eggett received an email that said the I-15 carpool lane is officially complete.

**D. Consent Items**

**Consideration of Meeting Minutes from September 27, 2022 Regular Meeting, October 11, 2022 Work Session, and October 11, 2022 Regular Meeting**

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

**E. Action Items**

1. **Consideration to approve Trailside Flats Apartments Site Plan approval extension request for a six (6) month period to April 5th, 2023, for property located at 690 West 4400 South, Riverdale, Utah 84405, as requested by Brad Brown.**

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Mr. Eggett explained this is a request for a six-month extension for the council-approved site plan. Mr. Brown sent an email to Mr. Eggett formally requesting the extension.

The project will expire if the request is not approved. If approved, the new expiration date will be April 5, 2023. Water conveyance has been an issue for the developer, with some back and forth between Mr. Brown and the city. City code allows for one extension on a site plan, but no further extensions. A building permit must be received by the end of the extension period, which would then expire six months after if no progress has been made.

Jason Bickley, one of the owners of Trailside Flats, was representing the interested party. Commissioner Ney asked if the plans had been started. Mr. Bickley said the construction bid set drawings are done and out for bid. The project will hopefully be started by March.

**Motion:** Commissioner Hermann moved to approve the extension request.

**Second:** Commissioner Ney

Commissioners Polled:

**Commissioner Eskelsen:** Yes

**Commissioner Wingfield:** Yes

**Commissioner Ney:** Yes

**Commissioner Anderson:** Yes

**Commissioner Jones:** Yes

**Commissioner Spiers:** Absent

**Commissioner Hermann:** Yes

Motion passes unanimously.

### F. Comments

Mr. Eggett noted that the City Council is going to review the Council Rules and Procedures, which may result in a review or changes of the Planning Commission's bylaws.

Mr. Jones suggested that the fall cleanup be a week or two earlier due to frequent weather changes during the week.

Mr. Hermann asked about the general plan. Mr. Eggett gave a status update and said there has been one open house and another will be at the Halloween Carnival on the 29<sup>th</sup> at the Community Center. There is also a link on the city website for public comments. The next phase will begin after the next open house.

### G. Adjournment

As there was no further business to discuss, Commissioner Jones moved to adjourn. This was seconded by Commissioner Hermann and the Planning Commission meeting adjourned at 6:45 p.m.

Date Approved: **12/27/2022**