

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday December 27, 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 Amy Ann Spiers, Commissioner (via telephone) Blair Jones, Commissioner Kent Anderson, Commissioner Rikard Hermann, 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 6:00 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 Ney, who was excused.

B. Public Comment

C. Presentations and Reports

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

- Rob Wingfield has moved out of Riverdale and will no longer be on the Planning Commission. The commission will run without that seat filled until the end of January.
- Cheddar's Scratch Kitchen has had their 4-way inspection.
- Take 5 is open.
- J Dawgs is getting close to opening
- Chick-Fil-A should be reopening in the end of January.
- Generator Supercenter will open soon.
- HomeGoods and Sierra are having an issue getting power and may be able to open in February.
- The Bach Homes development agreement will have a third addendum for securing water.

D. Consent Items

1. Consideration of Meeting Minutes from October 25, 2022 Work Session, and October 25, 2022 Regular Meeting

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. Consideration to approve and recommend City Council approval of Hammart Small Subdivision plan and plat, located at approximately 5759 S. South Weber Drive, Riverdale, Utah 84405, as requested by Alexis Hammer, Scott Hammer, and Marino Martinez.

Scott Hammer is planning to attend the meeting tonight. Mr. Eggett explained the zoning will allow two home lots. He went over the comments in the plan, noting there are not many from staff but there are some from the engineer. Mr. Hermann asked about future development on the plan. Mr. Eggett explained that the only future development would be one additional home and the engineer's comments regarding water detention are directed toward that type of development. Most of the comments are about the plat.

2. a. Review and discussion of amendments made to updated Moderate Income Housing Plan element of the Riverdale City General Plan to be in compliance with House Bill 462 requirements.

Mr. Eggett explained most of the cities who submitted this report had failed on the first submission, and that he has been working with the state to figure out what they are looking for to be compliant. They have determined that this amended version meets the requirements to be compliant with HB462.

b. Consideration to set a Public Hearing regarding proposed amended updates to the Moderate Income Housing Plan element of the Riverdale City General Plan and corrections to meet new requirements of the Moderate Income Housing Plan.

F. Comments

Mr. Jones asked about the Vice Chair position being filled. Mr. Eggett said that after discussion with Mayor Mitchell, it was decided that the commissioner with the most seniority should be acting Vice Chair. Mr. Eggett asked Mr. Jones if he would be willing to fill in, to which he replied he would.

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:25 p.m.

Date Approved: 1/10/2023