

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 24, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners: David Gailey, Acting Chair
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

City Employees: Mike Eggett, Community Development Director
Jackie Manning, City Recorder

Excused: Blair Jones, Chairman
Lori Fleming, Commissioner
Steve Hilton, Commissioner

Visitors: No members of the public were present.

A. Welcome & Roll Call

Commissioner Gailey welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Jones, Hilton, and Fleming. No members of the public were present.

B. Open Communications

There were not any open communications.

C. Presentations and Reports

Commissioner Gailey turned the time over to Mr. Eggett. Mr. Eggett reported the following:

- Phase 2 Riverdale Business Park complete
- Phase 3 Riverdale Business Park has a building permit
- Reeves office is moving forward.
- Retail space next to At Home is finished with no known tenant
- Businesses throughout the City are repainting, remodeling, etc.
- There have been a few new businesses that have submitted inquiries
- Building permits are steady

D. Consent Items

Commissioner Gailey asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

MOTION: Commissioner Hansen moved to approve the Planning Commission Meeting Minutes for the Work Session and Regular Meeting held on September 22, 2015 as amended. Commissioner Roubinet seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.

Mr. Eggett summarized an executive summary which explained:

David Combe has applied for a Small Subdivision review and approval of the proposed Pinecrest two-lot subdivision located at approximately 5433 South and 5445 South 600 West in an Agricultural A-1 zone. Small subdivision applications are governed by City Code 10-21-12 "Small Subdivisions; Special Provisions" when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

Planning Commission Regular Meeting, November 24, 2015

Mr. Eggett stated the applicant was notified of this Planning Commission Meeting and was encouraged to attend. It was his understanding the applicant would be attending. Mr. Eggett explained the options available to the Planning Commissioners: recommend approval, recommend approval contingent upon outstanding items being resolved, or table discussion until December 8, 2015.

There was a brief discussion amongst the Planning Commissioners whether they felt comfortable recommending approval with the outstanding items, where the applicant was not in attendance to answer questions. There was a general consensus to move the application forward contingent upon the applicant resolving outstanding items.

MOTION: Commissioner Hansen moved to recommend approval to the City Council for the proposed small subdivision, Pinecrest Subdivision, located at approximately 5445 S 600 W, with stipulation that the applicant meets any and all outstanding concerns from City Staff and the City Engineer. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

F. Discretionary Items

Mr. Eggett reminded the Planning Commission that there will be elections amongst the Planning Commission for Chair and Vice Chair at the first meeting in January. There will be a new Planning Commissioner appointment in January as well. The Planning Commissioners congratulated Commissioner Hansen on being newly elected as a City Councilmember beginning January 2016.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Roubinet seconded the motion; all voted in favor.

The meeting adjourned at 6:39 PM.

David Gailey
Acting Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **December 22, 2015**