



Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, November 12, 2019 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Robert Wingfield, Chairman Steve Hilton, Commissioner Kathy Eskelsen, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
City Employees:	Mike Eggett, Community Development Shalee Evans, City Recorder
Excused:	Blair Jones, Commissioner Amy Ann Spiers, Commissioner
Visitors:	Valor Wingfield

The Planning Commission Work Session meeting began at 6:04 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, except for Commissioner Spiers and Commissioner Jones, who are excused.

**Presentations and Reports:**

Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Zao's Asian Café is open for business.
- The building on 300 and Riverdale Road is delayed and may come back as a new site plan review process.
- Quick Quack Car Wash is still being built.
- The landslide homes are in the process of being removed.
- The RDA is discussing development options for the property that sits just to the south of the old Farmers building.

Commissioner Ney asked what the status is on the senior living property is. Mike Eggett noted that they are trying to get it under demolition.

**Consent Items:**

Chairman Wingfield asked for any changes or corrections to the minutes for October 22, 2019 Regular and Work Session Planning Commission meeting. There were no changes requested.

**Action Items:**

Chairman Wingfield invited discussion regarding the first part of the action item, a public hearing to receive and consider comments regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

Mr. Eggett went over the executive summary which explained, A public hearing has been noticed and scheduled for tonight's meeting to consider the proposed amendments to these sections of the General Plan. All public hearing notices have been published and posted as is required by Utah state law. There have been no comments provided to staff as of the time of this reporting. Following the public hearing in this matter, the Planning Commission may discuss and consider taking action regarding the proposed General Plan language amendments.

Chairman Wingfield invited discussion regarding the second part of the action item, Consideration to forward a recommendation to the City Council regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

Mr. Eggett went over the executive summary which explained, During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled "Affordable Housing Modifications (4th Substitute)". This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate-income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.

## Planning Commission Work Session Meeting, November 12, 2019

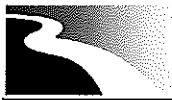
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**Discretionary Items:**

There were no discretionary items for this meeting.

**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:17 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.



Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 12, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

- Present:**
- Commissioners:** Robert Wingfield, Chairman  
Steve Hilton, Commissioner  
Kathy Eskelsen, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner
- City Employees:** Mike Eggett, Community Development  
Shalee Evans, City Recorder
- Excused:** Blair Jones, Commissioner  
Amy Ann Spiers, Commissioner
- Visitors:** Dave Gailey                      Valor Wingfield

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:31p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with exception of Commissioner Jones and Commissioner Spiers who are excused.

**B. Public Comment**

Chairman Wingfield asked for any public comments and there were not any.

**C. Presentations and Reports**

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:

- Zao's Asian Café is open for business.
- The building on 300 and Riverdale Road is delayed and may come back as a new site plan review process.
- Quick Quack Car Wash is still being built.
- The landslide homes are in the process of being removed.
- The RDA is discussing development options for the property that sits just to the south of the old Farmers building.
- The senior living property is trying to get under demolition.

**D. Consent Items**

**1. Consideration to approve meeting minutes from the Planning Commission Meeting held on October 22, 2019.**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the October 22, 2019 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Hermann moved to approve consent items meeting minutes as written. Commissioner Eskelson seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously.

**E. Action Items**

**1. A. Public Hearing to receive and consider comments regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.**

**MOTION:** Commissioner Eskelson moved to open the public hearing. Commissioner Ney seconded the motion.

There was no discussion on this motion.

**CALL THE QUESTION:** The motion passed unanimously.

There were no public comments made during the public hearing.

**MOTION:** Commissioner Ney moved to close the public hearing. Commission Herman seconded the motion.

There was no discussion on this motion.

**CALL THE QUESTION:** The motion passed unanimously.

**1. B. Consideration to forward a recommendation to the City Council regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.**

Mr. Eggett summarized an executive summary which explained, During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled "Affordable Housing Modifications (4th Substitute)". This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate-income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.

**MOTION:** Commissioner Hermann moved to recommend approval to the City Council regarding the proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan. Commissioner Hilton seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** All voted in favor. The motion passed unanimously.

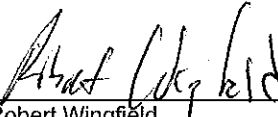
**F. Discretionary Items**

There were no discretionary items for this meeting.

**G. Adjournment**

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

The meeting adjourned at 6:37p.m..

  
Robert Wingfield  
Planning Commission Chair

  
Shafiq Evans  
City Recorder

Date Approved: 1-14-2020

