

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 28, 2020, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Robert Wingfield, Chairman  
Blair Jones, Commissioner  
Kathy Eskelsen, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development  
Shalee Evans, City Recorder

Excused: Amy Ann Spiers, Commissioner

Visitors: Lorri Thurgood Hugh Parke

#### **A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:34p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

#### **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:

- Planning Commission's vacancies are still being work on to get filled.
- Commissioner Wingfield and Jones will be reappointed at the next City Council meeting.
- There is a new Commissioner that will be appointed at the next City Council meeting, her name is Suzette DeMar.
- The amended site plan for the old Chevron site will be going to City Council for approval.

#### **D. Consent Items**

##### **1. Consideration to approve meeting minutes from the Planning Commission Meeting held on January 14, 2020**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the January 14, 2020 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Eskelson moved to approve the meeting minutes. Commissioner Ney seconded the motion.

There was no discussion regarding this motion.

#### **E. Action Items**

##### **1. Consideration of Preliminary Subdivision Site Plan and Plat approval of Panunzio Acres PRUD Subdivision, property located approximately 825 West 4400 South, Riverdale, Utah 84405, as requested by the Panunzio Family and Forest Creek Construction.**

Mike Eggett went over the executive summary which explained, The Panunzio Family and Forest Creek Construction have applied for a Planned Residential Unit Development Subdivision Site Plan and Plat review and approval for the Panunzio Acres PRUD proposed development located at approximately 825 West 4400 South in a Single-Family Residential R-1-6 zone. The proposed subdivision site plan is before the Planning Commission at this time for preliminary review and approval of the plan and plat. At a future date, to be scheduled, a public hearing will be required to consider the Planned Residential Unit Development portion of this proposed subdivision. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to provide preliminary approval of the site plan and plat, preliminary approval with additional requirements and criteria, or no support for the preliminary approval of the proposed Panunzio Acres PRUD subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive preliminary approval, the site plan and plat

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would be updated and brought back to the Planning Commission for public hearing calendaring, a public hearing review, and Final Site Plan and Plat recommendation consideration.

Hugh Parke address the Commissioners for any questions or concerns. Commissioner Jones asked what effect the distance of the cul de sac is going to have on the city street. Mr. Parke stated that they have adjusted the street from 50 feet width to 60 feet width. Mr. Parke noted that he is trying to get in contact with Scott Nelson, the city engineer. Commissioner Hermann asked about the water line, and how moving the water line will affect the project. Commissioner Ney asked about sidewalks along 4450.

Commissioner Hermann moved to table the action item until the city engineer has a chance to look over the site plan. Commissioner Jones seconded the motion

**ROLL CALL VOTE:** All voted in favor.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 7: 11PM.

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Robert Wingfield  
Planning Commission Chair

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Shalee Evans  
City Recorder

Date Approved: \_\_\_\_\_