

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 25, 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
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner

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

Visitors: Lorri Thurgood Kathy Eskelsen Lamar Eskelsen

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30p.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:

- The corner building is going up on 300 West and Riverdale Road.
- Quick Quack Car Wash is going up rapidly and should be done by end of March, early April.
- Mike Eggett welcomed Suzette DeMar, who is the new Planning Commissioner.
- UDOT sound wall project is going up soon.

Recognition of Kathy Eskelsen for her time serving as a Planning Commissioner, Mike Eggett awarded her with a token of gratitude and said a few words. Kathy then said a few words and noted that she is thankful she had this experience.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on January 28, 2020

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the January 28, 2020 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

E. Action Items

MOTION: Commissioner Jones moved to un-table the first action item, consideration of Preliminary Subdivision Site Plan and Plat approval of Panunzio Farms PRUD Subdivision, property located approximately 825 West 4400 South, Riverdale, Utah 84405, as requested by the Panunzio Family and Forest Creek Construction. Commissioner Spiers seconded the motion. All voted in favor.

1. Consideration of Preliminary Subdivision Site Plan and Plat approval of Panunzio Farms 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

Planning Commission Regular Meeting, February 25, 2020

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. On January 28, 2020, this matter previously came before the Planning Commission for consideration. At the conclusion of the discussion regarding this request, the Planning Commission tabled the matter to allow the applicants time to review the engineering concerns in more detail with the City Engineer and City staff to consider making changes that would resolve major concerns with the preliminary site plan concepts. These discussions have occurred with the City Engineer and City staff and updated changes are now reflected with the new site plan submission documents. 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 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.

Lorri Thurgood, with Panunzio Farms, stated that she feels like the issues with this project could be address rather easily, but her engineer did not address the issues as well as she had hoped.

MOTION: 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.

2. Commission voting consideration to select Planning Commission Chair Member and Vice Chair Member.

Mike Eggett went over the executive summary which explained, Chair and Vice Chair. Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as the Interim Chair.

Commissioner Jones nominated Commissioner Spiers for the Chair position; Commissioner Wingfield seconded the nomination. All voted in favor.

Commissioner Spiers nominated Commissioner Wingfield for the Vice Chair position; Commissioner Jones seconded the nomination. All voted in favor.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

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

The meeting adjourned at 6:51 p.m..

Amy Spiers
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: _____