

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

Present: Commissioners: Amy Ann Spiers, Chairman
Blair Jones, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner

Excused: Robert Wingfield, Commissioner
Kent Anderson, Commissioner

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

Visitors: Clint Allen Cole Ercanbrack Christina Ercanbrack

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:32p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with exception of Commissioner Wingfield and Commissioner Anderson who are excused.

B. Public Comment

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

C. Presentations and Reports

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

- Quick Quack Car Wash is open and running.
- Starbucks has their permit and are moving forward.
- Scandinavian Design is back on and they just got their third permit.
- I-15 Construction continues with the sound wall improvements.
- 550 West RDA Development agreements are underway.
- There is a moderate list guideline issued by the Governor, and you can access it on the Weber Morgan Health Departments website.

D. Consent Items

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

Chairman Spiers asked for changes or corrections to the Planning Commission meeting minutes for the April 14, 2020 Work Session and Regular Meeting. Commissioner Ney noted a date error.

MOTION: Commissioner Hermann moved to approve the meeting minutes as amended.
Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

E. Action Items

Consideration of Preliminary Subdivision Approval and recommendation to the City Council for Small Subdivision Approval of Ercanbrack Subdivision Plan and Plat, approximately 5644 S. South Weber Drive, Riverdale, Utah 84405; requested by Cole and Christina Ercanbrack.

Mike Eggett went over the executive summary which explained, Cole and Christina Ercanbrack have applied for a Residential Subdivision Site Plan and Plat review and approval for the Ercanbrack Subdivision proposed development located at approximately 5644 S. South Weber Drive in the Agricultural (A-1) zone. The proposed subdivision site plan is before the Planning Commission at this time as a small subdivision preliminary review for consideration to provide a

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recommendation to the City Council regarding the proposed subdivision plan and plat. A public hearing will not be required to consider this proposed subdivision. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to recommend City Council approval of the site plan and plat, recommend City Council approval with additional requirements, table the matter (to allow more time to refine the application and resolve outstanding issues), or not support a recommendation to City Council for approval of the proposed Ercanbrack Subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive a recommendation to the City Council, then the site plan and plat would be brought forward to the City Council for Final Site Plan and Plat approval.

Commissioner Ney asked if this subdivision will be using secondary water or city water. Mr. Eggett noted that this is just one home, and it will most likely be culinary water. Commissioner Ney asked if there will be a basement. Mr. Eggett stated that he is not sure, and he will leave that up to the applicants to go over.

Cole and Christina Ercanbrack stated that the field where the property is there is a water system from a water line that come down from the field and it is come from Weber Basin.

MOTION: Commissioner Jones moved to approve the preliminary subdivision and to forward to the City Council with favorable recommendation for Small Subdivision Approval of Ercanbrack Subdivision Plan and Plat, approximately 5644 S. South Weber Drive, Riverdale, Utah 84405. Commissioner Herman 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 Hermann moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.

The meeting adjourned at 6:56 p.m..

Amy Spiers
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: