

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, July 14, 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  
Robert Wingfield, Commissioner  
Blair Jones, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner  
Suzette DeMar, Commissioner  
Kent Anderson, Commissioner – 6:48p.m.

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

Visitors: Jake Tate

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

The Planning Commission Meeting began at 6:30p.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 Anderson who is 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:

- There is a re-development of property behind Bed Bath and Beyond and Lowes.
- The Starbucks should be moving forward shortly.
- There are quite a few projects coming and stated to keep an eye out for them.
- The Riverdale business park phase two has the foundation going in as we speak.
- The Scandinavian Designs business is back to working at remodeling.
- The 5600 South roadway funding project is still being discussed with UDOT, and to keep an eye out because it will affect traffic near 5600.
- The Falcon Hill project is moving forward, and they have concerns about what UDOT is trying to accomplish with 5600 and 1900.

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

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

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

**MOTION:** Commissioner Jones moved to approve the meeting minutes. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

##### **2. Set Public Hearing for Rezone Request for property located at approximately 4100 S Pacific Ave, Riverdale, Utah from Regional Planned Commercial (CP-3) to Multiple-Family Residential (R-4) zoning; requested by Riverdale Center North, LLC/Anderson Wahlen & Associates.**

Chairman Spiers invited discussion on the second consent item, Mike Eggett went over the second and third consent item due to the requester being the same on both items.

##### **3. Set Public Hearing for Rezone Request for property located at approximately 4113 S Pacific Ave, Riverdale, Utah from Retail/Commercial Park Overlay (RCP) to Multiple-Family Residential (R-4) zoning; requested by Riverdale Center North, LLC/Anderson Wahlen & Associates.**

## Planning Commission Regular Meeting, July 14, 2020

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Mike Eggett, Community Development, stated that a public hearing is required for a rezone request. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

**MOTION:** Commissioner Hermann moved to approve the consent items. Commissioner Jones seconded the motion. All voted in favor.

**E. Action Items**

There were no Action Items.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 6:55 p.m..

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Amy Spiers  
Planning Commission Chair

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Shalee Evans  
City Recorder

Date Approved: