

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 14, 2023, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Kathy Eskelsen, Chairman Kent Anderson, Vice Chair Rikard Hermann, Commissioner Celeste Noland, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Blair Jones, Commissioner Wanda Ney, Commissioner Amy Ann Spiers, Commissioner
Visitors:	Jake Tate Logan Johnson

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

**B. Public Comment**

Chairman Eskelsen asked if any public were present with comments. There was no public comment.

**C. Presentations and Reports**

Commissioner Eskelsen turned the time over to Mr. Eggett, who reported the following:

- J Dawgs is open and appreciated the support for their grand opening.
- Chick-Fil-A is open.
- HomeGoods is open.
- Buckle may open soon.
- Twisted Sugar is coming along.
- Sierra Trading Post is getting closer.
- Cheddars should be opening in the spring.

**D. Consent Items**

**1. Consideration of Meeting Minutes from January 24, 2023 Work Session, and January 24, 2023 Regular Meeting**

**Motion:** Commissioner Hermann moved to approve the minutes from January 24, 2023.

**Second:** Commissioner Anderson

All voted in favor, minutes approved.

**E. Action Items**

**1. Consideration of Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West, as requested by Riverdale Commercial Holdings, LLC and AWA Engineering.**

Mr. Eggett noted Jake Tate would be representing this project. He went over the executive summary and items included in the packet, noting it is part of the West Bench RDA Area. It is a five-lot subdivision adjacent to the America First campus. The existing homes have been demolished. City staff had a very small number of comment and engineering comments were minor, including access easements being noted on the plat. The items listed would be easy to resolve.

Jake Tate invited questions from the commissioners. Mr. Anderson asked how soon they would be progressing with the project. Mr. Tate said one hangup has to do with the power lines being moved, but they want to get started as soon as

possible on the northern three buildings. The powerlines will be combined and moved along the right-of-way on 1500 West and follow property lines. Mr. Anderson asked if there had been interest from tenants. Mr. Eggett said there is a brokerage team working on leasing already. Mr. Anderson asked how many people were anticipated to be in the development, as far as employees and customers. Mr. Tate said there would be about 160 to 250 employees total.

**Motion:** Commissioner Anderson moved to approve the Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West.

**Second:** Commissioner Noland

Commissioners Polled:

Commissioner Anderson:	Yes
Commissioner Ney:	Absent
Commissioner Eskelsen:	Yes
Commissioner Spiers:	Absent
Commissioner Hermann:	Yes
Commissioner Jones:	Absent
Commissioner Noland:	Yes

Motion passes unanimously with 4 in favor and 3 absent.

**Motion:** Commissioner Hermann moved to forward a favorable recommendation for the request to Council pending resolution of the comments and concerns from staff and engineering.

**Second:** Commissioner Anderson

Commissioner Ney	Absent
Commissioner Eskelsen	Yes
Commissioner Noland	Yes
Commissioner Anderson	Yes
Commissioner Spiers	Absent
Commissioner Hermann	Yes
Commissioner Jones	Absent

Motion passes unanimously with 4 in favor and 3 absent.

**2. Consideration of Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South, as requested by Wright Development Group.**

Mr. Eggett went over the executive summary and items in the packet, noting Logan Johnson was present to represent the project. He went over in detail the comments and concerns on the site plan review document and staff comments. He suggested a motion include both the subdivision and the site plan requests.

Logan Johnson approached the commission for questions and asked for clarification on some of the comments brought up by Mr. Eggett. Commissioner Noland said there was some concern about traffic on 700 West due to the proximity to the Riverdale Road intersection, as well as a bus stop on 700 West very close to the entrance. Mr. Anderson said the bus stop is on the property line adjacent to Sinclair.

Mr. Anderson said the conceptual plan looked great. He recommended a traffic study being required as a condition, as he has witnessed traffic backing up on 700 West past where the entrance is slated to go. With close to 153 units, nearly 500 people could be moving through the area. Mr. Anderson asked about the dark colors on the units and worried it may draw heat. Mr. Eggett said this would be concerned mainly through the Design Review Committee. Mr. Johnson said they are open to color and architectural modifications and that a traffic stop would be merited.

Mr. Hermann asked about the drains being covered. Mr. Johnson said the open space is centralized, so the drains have been designed as a fully underground stormwater system. Mr. Hermann asked if the water requirements have been acquired. Mr. Johnson said they have water available and is working with Public Works to have water shares dedicated.

**Motion:** Commissioner Anderson moved to approve the Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South with the addition of providing a traffic study and addressing staff and engineering concerns.

**Second:** Commissioner Noland

Commissioners Polled:

Commissioner Noland	Yes
Commissioner Hermann	Yes
Commissioner Eskelsen	Yes
Commissioner Anderson	Yes
Commissioner Jones	Absent
Commissioner Spiers	Absent
Commissioner Ney	Absent

Motion passes unanimously with 4 in favor and 3 absent.

**3. Discussion regarding ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.**

Mr. Eggett summarized that there have been concerns with the current requirement of 1.75 spaces per unit, as it does not always accommodate on-site guest parking for multi-family developments. There has not been a multi-family project in a long time in the city, and it has become apparent the ordinance is outdated and deficient. The parking ordinance needs to be updated to include more required parking for this type of development and suggested 2.25 spaces per unit with a maximum distance requirement from unit entrances of 150 feet. A new ordinance would only apply to future developments approved after the ordinance was in place.

Mr. Eggett also noted there may be more changes to city code as the state legislature changes the way developments are handled.

Procedurally, Mr. Eggett said he would have code language at the next meeting for consideration, after which a public hearing would be held, and then a recommendation to City Council.

Commissioner Eskelsen and Commissioner Hermann agreed it is time for this ordinance to change. Mr. Hermann asked if commercial parking would be addressed as well. Mr. Eggett said commercial parking is abundant, as the businesses are motivated to make sure there is enough parking to accommodate their customers.

**F. Comments**

Mr. Eggett updated the commissioners on legislative changes. The process for single-family or two-to-four family subdivision approval may be changed so cities can have one preliminary review by City Council and then handled administratively. Additionally, it has been suggested that roadways be reduced to a width of 25 feet, which could cause problems with firetruck and other large vehicle access.

**G. Adjournment**

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Anderson. The Planning Commission meeting adjourned at 7:33 p.m.

Date Approved: **2/28/2023**