

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday February 14, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 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 Steve Brooks, City Administrator/Attorney
Excused:	Blair Jones, Commissioner Amy Ann Spiers, Commissioner Wanda Ney, Commissioner

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:03 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Jones, Spiers and Ney, who were excused.

B. Public Comment

C. Presentations and Reports

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

- J Dawgs is open.
- Chick-Fil-A is open.
- HomeGoods is open.
- Buckle may open soon.
- Twisted Sugar is coming along.
- Sierra Trading Post is getting closer.

D. Consent Items

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

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

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 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. City staff had a very small number of comments.

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. He suggested a motion include both the subdivision and the site plan requests. The preliminary approval would give very limited vesting rights to the developer to move forward. He clarified that the amount of parking meets the current requirement, but the requirement will be changing.

Mr. Hermann asked if the required parking was standard and spoke about some areas with apartments that have a lot of people parking on street. Commissioners spoke generally about having some concerns with this site plan, including traffic concerns. Mr. Anderson noted there is a bus stop right where the entrance is planned. Mr. Eggett said the developers would need to work with UTA if it needs to be moved. Options for addressing concerns would include either tabling or requiring items as conditions before going before Council.

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 location of parking on a townhomes project, as there is no on-site guest parking on the development. Council did not support a motion to approve, although code is met. The parking ordinance needs to be updated to include more required parking for this type of development. Mr. Eggett suggested 2.25 spaces per unit, rather than 1.75 with a distance requirement of within 150 feet of the units. Commissioner Noland asked if existing dwellings would be required to comply with a new ordinance. Mr. Eggett said it would only apply to future developments. Mr. Brooks said most developments could make the new number work by slightly reducing their units.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

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