

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 11, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kathy Eskelsen, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Kent Anderson, Commissioner Amy Ann Spiers, Commissioner
Visitors:	Jayden Bell Blair Jones Braden Mitchell Judy Young Christy Vale

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Anderson and Spiers who were excused.

B. Public Comment

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

C. Presentations and Reports

1. Recognition of former Planning Commissioner Blair Jones for his 15 plus years of service on the Planning Commission

Chair Eskelsen thanked Mr. Jones for his help and guidance as chair. Mayor Mitchell spoke about Mr. Jones and said he has been doing it for many years, and not for recognition. The Mayor thanked him for his help back when he was on the Planning Commission as well. Mr. Jones was responsible for the city spring cleanup starting. He has been here longer than most people. Mr. Jones thanked everyone as well. Mayor Mitchell presented Mr. Jones with a gift and his name plaques from his time on the commission.

Mr. Eggett thanked Mr. Jones for helping him do his job when he first started and invited him to keep in contact and not to hesitate to express his ideas in the future.

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

- Randy Poulsen is the new Planning Commissioner. Randy introduced himself and said he has been in Riverdale for 42 years. He has three children and graduated from Bonneville High School. Mr. Eggett welcomed him and mentioned it will be busy in the next while.
- A new site plan submittal will be on the next meeting, which will be an auto dealership on the West Bench.
- Ashley Furniture has begun the building permit process. They will use approximately 60% of the space and lease the remaining area later.
- Cheddar's is tentatively opening near the end of May.
- The America First building has a foundation, and they are working on building the road.

D. Consent Items

1. **Consideration of Meeting Minutes from March 14, 2023 Work Session, and March 14, 2023 Regular Meeting**

Motion: Commissioner Hermann moved to approve the minutes from March 14, 2023

Second: Commissioner Noland

All in favor, minutes approved.

E. Action Items

1. **Consideration of Conditional Use Permit request for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Jayden Bell.**

Mr. Eggett explained this will be in conjunction with a nail and eyelash salon. This tattooing is described as “fine line tattooing”. There were no concerns from department heads and the zoning requires a conditional use permit. He went over the code and other items in the packet, noting other similar uses have been approved in the same building.

Jayden Bell, a North Ogden resident, approached the commission for questions. Commissioner Ney asked about the specifics of the tattooing. Jayden said it includes cosmetic and very fine, small artwork.

Motion: Commissioner Noland moved to approve the Conditional Use Permit for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Jayden Bell.

Second: Commissioner Hermann

Commissioners Polled:

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

Motion passes unanimously.

Christy Vale, the realtor responsible for the leasing at 5th Avenue explained there are 32 studio suites, and they are all beauty related. Most tenants are hair stylists and barbers. There are several nail technicians as well. Judy Young explained the first building she opened was in South Ogden, the second is in Layton, they are all full and the Riverdale one is nearly full. She explained each suite is a separate business owner and they are selective with their tenants. Commissioner Ney asked if each tenant was licensed on their own. Ms. Young said every business owner has a business license.

Mr. Poulsen commented that the perspective of tattoos has greatly changed recently and transitioned from negative to positive.

2. **Presentation and discussion of 2023 Legislative Session outcomes/bills affecting land use and associated city codes as found in Title 10 of the Municipal Code.**

Mr. Eggett went over the 2023 Annual Land Use Legislative Update presentation from the Utah League of Cities and Towns, as included in the packet.

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Noland. All were in favor and the Planning Commission meeting adjourned at 7:51 p.m.

Date Approved: **4/25/2023**