Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 11, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Chairman

 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, Vice Chair

Amy Ann Spiers, Commissioner

1. **Welcome & Roll Call**

 The Planning Commission Work Session began at 6:00 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.

1. **Public Comment**

1. **Presentations and Reports**
2. Recognition of former Planning Commissioner Blair Jones for his 15 plus years of service on the Planning Commission

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

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* 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.

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

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

1. **Action Items**
2. **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 briefly went over the Conditional Use Application and other items in the packet. The zoning requires a conditional use permit. The other uses are salon-related, such as nails and eyelashes. The applicant has described the tattoo use as “fine line tattooing”.

1. **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 explained the presentation will be based on legislative land use changes in 2023, which will result in some major changes to the process for land use decisions.

1. **Comments**
2. **Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:24 p.m.

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