

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday May 23, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:**

|                 |   |
|-----------------|---|
| Commissioners:  | Kathy Eskelsen, Chair<br>Kent Anderson, Vice Chair<br>Rikard Hermann, Commissioner<br>Celeste Noland, Commissioner<br>Randy Poulsen, Commissioner |
| City Employees: | Mike Eggett, Community Development<br>Michelle Marigoni, City Recorder  |
| Excused:        | Wanda Ney, Commissioner<br>Amy Ann Spiers, Commissioner   |

#### **A. 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 for Commissioner Ney and Commissioner Spiers, who were excused.

#### **B. Public Comment**

#### **C. Presentations and Reports**

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

- The General Plan Update will be brought to the next commission meeting and hopefully to council in July. There have been approximately 1000 comments and suggestions on the website regarding the update. The zoning may be more generic. The housing element will be more robust, slope protection will be added, along with an economic element.
- Legislative updates will be provided soon. The new subdivision process will eliminate city council reviews for single family and townhome subdivisions, leaving the decisions to administrative positions.

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

1. **Consideration of Meeting Minutes from April 25, 2023 Work Session, and April 25, 2023 Regular Meeting**  
Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

#### **E. Action Items**

1. **A. Consideration of Conditional Use Permit request for Automobile Sales and Service use by Tesla Riverdale, located at approximately 4851 South 1500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.**

Mr. Eggett went over the executive summary and items in the packet, noting that Jake Tate and Sam Moore would be present for the meeting. The conditional use element is required in the C3 zone to make sure there are no health, safety, or welfare concerns to adjacent properties. The Planning Commission is the decision-making body on conditional uses.

- B. Consideration of recommendation to City Council for Final Site Plan request for Tesla Riverdale, located at approximately 4851 South 1500 West, Riverdale Utah 84405, as requested by 6S Development, LLC and AWA Engineering.**

Mr. Eggett explained that the executive summary for item A covered this item as well. He went over the comments noted in the site plan review and staff comments as included in the packet, noting the engineering comments are minimal and the plan is pretty clean.

**2. A. Consideration of Conditional Use Permit request for the development of Multiple-Family Residential Units in excess of 25 dwelling units, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Mr. Eggett explained conditional use is required due to the request for more than 25 units. The zoning will allow up to 452 units. The comments regarding the request did not show any detrimental effects to any adjacent properties. There was a traffic concern noted by the public works director relative to the exit from the apartments onto 700 West, as well as a concern about having enough space for a fire apparatus to turn around.

Mr. Anderson asked about the bus stop on 700 West. Mr. Eggett informed him the bus stop is not regulated by the city and that it may not be used as a finding due to the city not having a specific code regarding the item. A full traffic study was conducted to justify the way the intersection was dealt with on the plans. Public works felt the solution may be inadequate, though the traffic study allowed left turns onto 700 West. Mr. Eggett cautioned against speaking too specifically to the traffic issues, as planning commissioners are not educated in traffic issues.

**B. Consideration of recommendation to City Council for Final Subdivision request for WDG Riverdale Subdivision, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Mr. Eggett remarked the underground retention basin on the original plan was changed to a dog park and above ground detention basin on the most recent submittal of the plans. The changes were not discussed with public works before they were made.

**C. Consideration of recommendation to City Council for Final Site Plan request for Riverdale Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

**F. Comments**

**G. Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:32 p.m.

Date Approved: **6/13/2023**