

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 24, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
City Employees:	Brandon Cooper, Community Development Director Jocelyn Rivera
Excused:	Amy Ann Spiers, Vice Chair Celeste Noland, Commissioner Michelle Marigoni, City Recorder
Visitors:	David Wood

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:37 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioners Spiers and Noland, who were excused. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson asked if any members of the public had comments. There were none.

C. Presentations and Reports

Mr. Cooper provided several updates on upcoming ribbon cuttings and ongoing business developments:

- A ribbon cutting for Safe Light Glass was scheduled for October 10th, with all members invited via email. The event will take place at 11:30 a.m., featuring tacos.
- The Chuck-E-Cheese ribbon cutting, which was brief but well-attended. Commissioner Noland participated, and the facility is already seeing activity, though it is smaller than previous locations.
- There has been no new information regarding the Tesla ribbon cutting, as the company is still staffing the completed location.
- The Smoked Taco project has finally begun construction.
- Other site plans are in development, with updates forthcoming.

D. Consent Items

1. Consideration of Meeting Minutes from:

August 27, 2024 Work Session
August 27, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were no changes. Commissioner Hermann moved to approve the consent items. Commissioner Ney seconded the motion, which passed unanimously in favor.

E. Action Items

1. **Consideration to schedule a public hearing for an ordinance amending the Riverdale Municipal Ordinance Code, Title 21, Chapter 21, to add new or modify existing sections in compliance with the 2024 Utah State Legislature's House Bill 476 further clarifying subdivision procedures and related matters.**

Mr. Cooper presented an overview of upcoming changes to the city's subdivision ordinance, noting that the current action mirrored a process completed in January. These new changes stem from House Bill 476, passed during the 2024 legislative session, which builds on the revisions made under House Bill 174 from 2023. Mr. Cooper outlined a timeline, noting that House Bill 174 led to significant adjustments to the subdivision ordinance, which were approved

by the city council in January under Ordinance 977. The current changes under House Bill 476 are less substantial but include updates to development agreements, residential rear setbacks, and procedures regarding improvement plans and subdivision reviews.

He requested that a public hearing be set for October 8th, where further details will be provided, potentially including a presentation by attorney consultant Jay Springer. Mr. Cooper also noted minor clean-up items, including clarification of enforcement remedies and review processes.

Motion: Commissioner Hermann moved to set the public hearing for October 8, 2024.

Second: Commissioner Ney

Vote:

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

Motion passes unanimously.

F. Comments

Commissioner Poulsen reported concerns from residents about delays in the curb and gutter work on the west side, above 1150 South and Ritter Drive. The project, affecting streets 5500, 5525, and 5550, has been ongoing for four months, with trucks frequently blocking access and causing confusion about traffic routes. Additionally, the opening of Freeway Park on Ritter Drive, initially expected by mid-month, has been delayed. Mr. Cooper acknowledged the impact of both projects and promised to gather updates and provide them via email.

Commissioner Ney expressed concerns about the placement of a "no left turn" sign at the intersection of 1150 and Riverdale Road, noting that the sign is not visible until drivers reach the stop sign, leading to frequent accidents as people attempt to turn left. Commissioners suggested potential solutions, including checking the placement of the sign and considering enforcement or additional signage, such as road markings or flashing signs. A similar issue was noted near the Target exit. The council emphasized the importance of avoiding solutions, like medians, that could negatively impact local businesses.

Updates were provided on various construction projects. The roundabout at Ritter Drive and the five-way intersection is expected to begin construction in the spring, with utilities nearing completion. Asphalt paving before the winter season is planned, though the roundabout will require additional work in the spring. The roundabout near America First will also be temporarily paved to ensure safety during the winter. The widening project on 4400 South between I-15 and Parker Drive is delayed, with construction likely starting in 2025 and completion expected by fall 2025 or later.

Commissioner Poulsen asked about the Pacific Avenue townhomes project. The developer is expected to begin underground work in the coming weeks, with the goal of completing the project by this time next year. Parking for the development will be primarily off-street, with visitor parking available in designated areas.

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Ney. All were in favor and the Planning Commission meeting adjourned at 7:04 p.m.

Date Approved: 10/8/2024