

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday September 24, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 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

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:04 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

C. Presentations and Reports

The discussion focused on insights gained from the recent ULCT conference, with commissioners expressing a desire to be more proactive in shaping the vision for the city, particularly regarding the StringTown development. Concerns were raised about the financial impact on residents and the need for any new developments to be self-sustaining. The commission discussed exploring best practices from other communities with similar projects and the importance of integrating the river into the development in a safe and feasible manner. Key topics included the potential for a hotel in StringTown, managing the high traffic volumes on major roads, and ensuring a variety of housing options to meet the needs of different residents. A study will be commissioned to analyze the feasibility of development along the river. An update on the administrative progress of the StringTown project will hopefully be provided at the next or following meeting.

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 none.

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.**

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:33 p.m.

Date Approved: 10/8/2024