

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 23, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Robert Wingfield, Vice Chairman Blair Jones, Commissioner Kent Anderson, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Kathy Eskelsen, Chairman

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:02 p.m. Vice Chair Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Chair Eskelsen, who was excused.

B. Public Comment

C. Presentations and Reports

Vice Chair Wingfield turned the time over to Mr. Eggett, who reported the following:

- Two rezoning requests have been received, both adjacent to Lesley's Mobile Home Park, from Commercial to Residential.
- Moderate Income Housing Report for the state is being worked on, a draft is ready.
- Cheddar's finally has a building permit.
- The John Paras building has a potential future use.
- Shake Shack has been submitted for City Council.
- West Bench RDA will be discussed again.
- AmeriCarpets is moving to the old RC Willey warehouse.
- The old Shopko building purchase is nearly complete.

D. Consent Items

Consideration of Meeting Minutes from August 9, 2022 Work Session and August 9, 2022 Regular Meeting.

Vice Chair Wingfield asked if there were any changes to the minutes from the meetings. There were no changes.

E. Action Items

1. Consideration of Conditional Use Permit request for proposed Internal Accessory Dwelling Unit (IADU) residential property use located at approximately 4500 South 1025 West, as requested by Rick and Tina Milligan.

Mr. Eggett explained RCC 10-14 allows IADUs with a Conditional Use Permit, and briefly went over the requirements in the code. Mr. Jones asked how the Planning Commission, as the approving authority, will know that the requirements are being met. Mr. Eggett suggested the building official could check on it and verify, or a drawing could be requested as a condition of approval. Mr. Jones asked if any remodeling or construction would need to meet today's standards. Mr. Eggett explained anything cosmetic would not, but any new construction in the home would need to be brought up to today's standards. Mrs. Ney asked about the timeline of the IADU code.

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 Albert Shiffler.

Mr. Eggett said this is a request for a user inside the 5th Avenue Studios, and Riverdale Code requires a Conditional Use in C-3 Zones. He noted the packet included the health, safety and welfare guidance for approving.

3. Consideration to approve Coleman Vu Heights PRUD Preliminary Subdivision plan and plat, located at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by RD Development Group.

Mr. Eggett explained the first part of this is the subdivision, 68 single family units are being requested. The subdivision does not require a public hearing, but the PRUD does. Items three and four are both for the same subdivision at the old Motor-Vu sites. The PRUD is required due to constraints from the setbacks and lot sizes. Mr. Hermann asked if this means the roads will be private. Mr. Eggett explained they would still be city roads. The PRUD looks for elevated design and public use places in exchange for changes to the setbacks. There must be enough public use area to justify the PRUD.

Mr. Eggett briefly went over the site plan, noting his comments are items which are easy to complete, and he is not worried about any of them. The UDOT Variance Request is in process for the entrance to the subdivision on South Weber Drive, as it is close to the intersection where the new roundabout will be installed.

Mr. Hermann asked how binding the CC&Rs are. Mr. Eggett said the city does not enforce them, and it should be enforced by the HOA, which is required to be managed by a professional management service.

4. **a. Review and discussion of Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.**

b. Consideration to set a Public Hearing for Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.

Mr. Eggett noted this was covered with item three.

5. **a. Review and discussion of House Bill 462 requirement to update Moderate Income Housing Plan element of the Riverdale City General Plan and to discuss new requirements to be included in Moderate Income Housing Plan element.**

b. Consideration to set a Public Hearing regarding proposed update to the Moderate-Income Housing Plan element of the Riverdale City General Plan and new requirements to be included in Moderate Income Housing Plan element.

This is a requirement of HB 462, to update the moderate-income housing plan in the general plan with strategies and benchmarks, as well as studies of data points to report annually. The state is attempting to establish a clearing house to help with future legislation. This requires a public hearing because it is a part of the general plan. The report will be turned over to the state's new housing department.

Items presented by: Mike Eggett, Community Development

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session meeting adjourned at 6:30 pm.

Date Approved: **9/13/2022**