

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 27, 2022, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

**Present:**

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

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Jones, Anderson, and Spiers, who were excused.

**B. Public Comment**

Chairman Eskelsen asked if any public were present with comments. There was no public comment.

**C. Presentations and Reports**

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

- Maverik soft opening on Tuesday the 4<sup>th</sup> and the grand opening will be on the 6<sup>th</sup>.
- Cheddar's Scratch Kitchen has started building
- Take 5 is moving along
- Fiiz is in the middle of the building permit process.
- J Dawgs is in construction.
- Home Goods and Sierra are coming along.
- Superchix is near the end of construction.
- Chick-Fil-A is taking a lot of time for the remodel.
- Bath & Body Works is about 70% complete.
- Generator Supercenter will be near Zeppi's.
- West Bench development agreement and participation agreement have been executed, and the building permit should be issued in the next few weeks.
- ULCT Conference is this week, any updates will be shared.
- Vacation and Subdivision plats for America First were approved by City Council.
- The Purin property rezone was tabled by City Council to allow the property interest group to pursue some kind of agreement to negotiate or discuss with the city about resolving some outstanding issues.

**D. Consent Items**

**1. Consideration of Meeting Minutes from September 13, 2022 Work Session and September 13, 2022 Regular Meeting.**

Commissioner Eskelsen asked if there were any changes to the minutes. Commissioner Ney noted there were two incomplete names in the motion to adjourn. Commissioner Wingfield moved to approve the minutes with the noted change; Commissioner Ney seconded the motion, and all were in favor. Minutes approved.

**E. Action Items**

**1. Consideration of Conditional Use Permit request for proposed stretch mark tattooing cosmetic studio property use located at approximately 750 West Riverdale Road, Suite 17, within 5th Avenue Salons, as requested by Meagan Goodson.**

Mr. Eggett gave a summary of the request, as noted in the executive summary in the packet. The applicant has completed all required documents and there were no concerns from any department heads. The zone requires a conditional use permit.

Meagan Goodson, a Clearfield resident, said she has a friend who rented from Fifth Avenue Salons. She was impressed with the building and wanted her business to be there as well.

Commissioner Wingfield asked how long Meagan had been a tattoo artist. She said this is a brand new service, invented by Rodolfo Torres in Brazil. She traveled to Mexico to get her certification, which less than two dozen people have in the United States. She is the first in Utah and already has clients lined up. The procedure uses a tattoo machine and skin-colored ink, but it is diluted so it is not so pigmented and can fill in the stretch marks with matching skin tones. The skin tone is matched exactly. It also works on scars.

Commissioner Ney asked if tattoo removal would also be offered. Meagan said she is unable to do tattoo removal.

**Motion:** Commissioner Hermann made a motion to approve the Conditional Use Permit request.

**Second:** Commissioner Ney

**Commissioner Wingfield:** Yes  
**Commissioner Ney:** Yes  
**Commissioner Eskelsen:** Yes  
**Commissioner Hermann:** Yes  
**Commissioner Jones:** Excused  
**Commissioner Anderson:** Excused  
**Commissioner Spiers:** Excused

**2. Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 4450 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.**

**Motion:** Commissioner Wingfield moved to reschedule the public hearing to October 11<sup>th</sup>.

**Second:** Commissioner Hermann

All commissioners were in favor, motion approved:

**Commissioner Hermann:** Yes  
**Commissioner Eskelsen:** Yes  
**Commissioner Wingfield:** Yes  
**Commissioner Ney:** Yes  
**Commissioner Jones:** Excused  
**Commissioner Anderson:** Excused  
**Commissioner Spiers:** Excused

**3. Consideration to reschedule Public Hearing for proposed Rezone Request from Regional Commercial (C-3) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately southeast corner of 4400 South 700 West, Riverdale, Utah 84405, as requested by Forza Development Group.**

Mr. Eggett apologized for an oversight on some of the steps for the rezone process. He said he spoke with the property interests and explained, apologizing for the setback.

**Motion:** Commissioner Hermann moved to reschedule the public hearing to October 11<sup>th</sup>.

**Second:** Commissioner Ney

All commissioners were in favor, motion approved:

**Commissioner Hermann:** Yes  
**Commissioner Eskelsen:** Yes  
**Commissioner Wingfield:** Yes  
**Commissioner Ney:** Yes  
**Commissioner Anderson:** Excused

Commissioner Spiers: Excused  
Commissioner Jones: Excused

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Wingfield and the Planning Commission meeting adjourned at 6:49 p.m.

Date Approved: **10/11/2022**