



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 24, 2023**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
October 10, 2023 Work Session
October 10, 2023 Regular Meeting

E. Action Items

1. Consideration of Conditional Use Permit request for Automobile Custom Repair and Servicing use by Alpha Customs Automotive, located at approximately 4042 Pacific Ave, Riverdale, Utah 84405, as requested by Star Fabricating/Troy McDonald.

Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 19th day of October, 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday October 10, 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 Kent Anderson, Vice Chair Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	
Visitors:	

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.

B. Public Comment

C. Presentations and Reports

Mr. Eggett gave updates on the following:

- Axio Auto and Uptown Cheapskate will have grand openings on 10/16 and 10/20.
- Tesla has begun earth work and has a large amount of dirt to move to improve the area.
- Shake Shack is hoping to open on November 6th. Rocky Mountain Power is not able to get them a transformer for months, so they may need to use a generator. The City is working on a solution with them.
- America First is working on their first operations building. The next part of the project will be before the Planning Commission in the coming months.
- Thrive Appliance will be opening soon.
- IDK BBQ is planning to move in next to Super Chix.
- Ashley Furniture is moving along.
- Bricks and Minifigs, a Lego and minifigure store, is moving in next to GOAT Haircuts.
- American Freight Furniture and Mattress is moving into the old Bed Bath & Beyond and hopes to open soon.
- A Conditional Use Permit has been submitted for a Hummer/large vehicle fabricating and repair shop. They moved in and began work before obtaining permits or a business license.

D. Consent Items

1. **Consideration of Meeting Minutes from:**
 - September 12, 2023 Work Session
 - September 12, 2023 Regular Meeting
 - September 26, 2023 Work Session
 - September 26, 2023 Regular Meeting

E. Action Items

1. **a. Public Hearing to receive and consider comments regarding proposed updates to Title 10, Chapter 27 "Flood Damage Prevention" ordinance as found in the Riverdale City Code; requested by the Community Development Department and FEMA partners.**

b. Consideration to forward a recommendation to City Council regarding proposed updates to Title 10, Chapter 27 "Flood Damage Prevention" ordinance as found in the Riverdale City Code; requested by the Community Development Department and FEMA partners.

Commissioner Eskelsen noted that Mr. Eggett had gone over this at length at the previous meeting when the public hearing was scheduled. The updates are strongly suggested by FEMA and have already been approved by them.

F. Comments

G. Adjournment

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

Date Approved: _____

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, October 10, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kathy Eskelsen, Chair Kent Anderson, Vice Chair Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
City Employees:	Mike Eggett, Community Development Steve Brooks, City Administrator/Attorney Michelle Marigoni, City Recorder
Excused:	
Visitors:	

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, as well as members of city staff.

B. Public Comment

Commissioner Eskelsen asked if any members of the public were present with comments. There were none.

C. Presentations and Reports

Mr. Eggett gave updates on the following:

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- Axio Auto and Uptown Cheapskate will have grand openings on 10/16 and 10/20.
- Tesla has begun earth work and has a large amount of dirt to move to improve the area.
- Shake Shack is hoping to open on November 6th. Rocky Mountain Power is not able to get them a transformer for months, so they may need to use a generator. The City is working on a solution with them.
- America First is working on their first operations building. The next part of the project will be before the Planning Commission in the coming months.
- Thrive Appliance will be opening soon.
- IDK BBQ is planning to move in next to Super Chix.
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D. Consent Items

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Commissioner Anderson moved to approve the consent items. Commissioner Noland seconded the motion, and all were in favor.

E. Action Items

1. **a. Public Hearing to receive and consider comments regarding proposed updates to Title 10, Chapter 27 "Flood Damage Prevention" ordinance as found in the Riverdale City Code; requested by the Community Development Department and FEMA partners.**

Mr. Eggett reported the updates were strongly suggested by FEMA and have been approved by the state's floodplain team.

Motion: Commissioner Hermann moved to open the public hearing.

Second: Commissioner Spiers

Vote:

Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Yes
Commissioner Ney:	Yes

Motion passes unanimously, public hearing open at 6:40 pm.

Public Comment: No public present.

Motion: Commissioner Spiers moved to close the public hearing.

Second: Commissioner Hermann

Commissioners Polled:

Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Yes
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	Yes

Motion passes unanimously, public hearing closed at 6:41 pm.

b. Consideration to forward a recommendation to City Council regarding proposed updates to Title 10, Chapter 27 "Flood Damage Prevention" ordinance as found in the Riverdale City Code; requested by the Community Development Department and FEMA partners.

Motion: Commissioner Noland moved to forward a favorable recommendation to City Council regarding proposed updates to Title 10, Chapter 27 "Flood Damage Prevention" ordinance as found in the Riverdale City Code; requested by the Community Development Department and FEMA partners.

Second: Commissioner Anderson

Commissioners Polled:

Commissioner Ney:	Yes
Commissioner Anderson:	Yes
Commissioner Noland:	Yes
Commissioner Poulsen:	Yes
Commissioner Spiers:	Yes
Commissioner Eskelsen:	Yes
Commissioner Hermann:	Yes

Motion passes unanimously.

F. Comments

Mr. Eggett noted he would try to get training for commissioners soon.

G. Adjournment

As there was no further business to discuss, Commissioner Spiers moved to adjourn. This was seconded by Commissioner Ney All were in favor and the Planning Commission meeting adjourned at 6:42 p.m.

Date Approved: _____

RIVERDALE CITY
PLANNING COMMISSION AGENDA
October 24, 2023

AGENDA ITEM: E1

SUBJECT: Consideration of Conditional Use Permit request for Automobile Custom Repair and Servicing use by Alpha Customs Automotive, located at approximately 4042 Pacific Ave, Riverdale, Utah 84405, as requested by Star Fabricating/Troy McDonald.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Alpha Customs Cond use \[20231024\]](#)
- b. [Dept Staff Reps – Alpha Custom Autos Cond Use \[20231019\]](#)
- c. [Alpha Customs-Star Fabricate Cond Use App \[20231009\]](#)
- d. [Alpha Customs Cond Use Site Plan Aerial](#)
- e. [Alpha Customs-Star Fabric proposed Floor Plan \[20231011\]](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 10-24-2023

Petitioner: *Star Fabricating/Troy McDonald*

Summary of Proposed Action

Star Fabricating and Troy McDonald have submitted a conditional use permit request for a custom automobile repair and service center for real estate located at approximately 4042 Pacific Avenue (west of Buckway Flooring). The applicant group is also working on acquiring the building located at 4044 Pacific Avenue, that is just south of the 4042 Pacific Avenue building, for their business operation and use purposes. The affected parcels are zoned in the Regional Commercial (C-3) zone.

The requested category of use as an “automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within a completed enclosed building” (per City Code 10-10A-4) requires the applicant group to apply for a conditional use permit for this project proposal. A public hearing is not required to consider the conditional use permit request.

Following discussion of the conditional use permit request, the Planning Commission may make a motion to approve the proposed Alpha Customs Automotive conditional use permit request for custom automobile repair and servicing, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

Title 10 Ordinance Guidelines (Code Reference)

The Conditional Use Permit review is regulated under City Code 10-19 “Conditional Uses” and is affected by City Code 10-10A “Commercial Zones (C-1, C-2, C-3)”.

The proposed use parcel is located along Pacific Avenue and is currently owned by DDC Buckway LLC. The petitioner group would plan to use up half of the building located at 4042 Pacific Avenue. The 4044 Pacific Avenue prospective property is currently owned by Bonnyview LLC. As stated above, the property developer is pursuing a conditional use permit approval for this request automotive use on this property.

Attached, following this executive summary, are comments from the Public Works Director, the Police Chief, and the Fire Department. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the Planning Commission to review the Conditional Use Permit matter and then discuss with the petitioner any concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the proposed Alpha Customs Automotive conditional use permit request for custom automobile repair and servicing, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Commercial” with a “Mixed-Use Residential” component being an option and this proposed project would comply with this land use.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator

DEPARTMENTAL STAFF REPORTS – 10/12/2023 to 10/19/2023

From: Shawn Douglas
Sent: Thu 10/12/2023 3:28 PM
To: Mike Eggett
Subject: Alpha Customs

Mike,

After visiting the outside of the site I have further concerns. The area is littered with used auto parts, gas tanks, radiators, axles, vehicles in various states of tear down, etc. This is a concern from a storm water perspective as well as an ascetic one. My other concerns with this type of use would be with having the floor sloped the appropriate direction to prevent soaps, oils and other substances from flowing outside the building and entering the storm water system. The second concern would be with having the correct oil/water separator for the type of use to prevent entry into our sanitary sewer system or storm water system. Thanks

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Jared Sholly
Sent: Mon 10/16/2023 1:59 PM
To: Mike Eggett
Subject: RE: Review Comments needed for Cond Use Permit App submit for Alpha Customs Auto

Alpha Customs

- Alpha Customs has completed the corrections for the identified fire violations. In addition, they have increased the size of the fire extinguishers beyond my recommendation and put in strobes for additional notification of a flow alarm on the premises.

Jared Sholly
Fire Chief
Riverdale City Fire Department
jsholly@riverdalecity.com
801-394-7481 Office
801-628-6562 Cell



From: Mike McNeely (Assistant Police Chief)

Sent: Thu 10/19/2023 10:06 AM

To: Mike Eggett

Subject: RE: Review Comments needed for Cond Use Permit App submit for Alpha Customs Auto

Mike,

The Chief and I don't have any concerns at this point. The code enforcement issues that were observed were regarding parking and they are consistently being addressed by Steve May. They have made good progress on addressing the parking issues.

Thanks.

Mike.

MIKE EGGETT on 10/19/2023

- By Code, as found in 10-10A-4, the conditional use petitioners would be required to keep all "automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, [all to be] conducted within [a] completely enclosed building". This needs to be discussed and identified to be required by the petitioner group in order to remain in good standing with their business license. This is a non-negotiable expectation required by zoning regulations for the C-3 zoning.
- I am also a bit concerned about potential impacts in the form of noise and emanations/emissions that may come from this business use. All potential impactful sights, sounds, smells from this business use will need to take place within a completely enclosed building as well, to not impact neighboring businesses and property owners.

CONDITIONAL USE PERMIT

APPLICATION

DATE 10.8.2023
ADDRESS OF SITE 4042 Pacific Ave. Riverdale, Ut 84405
APPLICANT'S NAME Star Fabricating / Troy McDonald
ADDRESS 12169 S. Pine Valley Way Draper, Ut 84020
PHONE NUMBER 801.205.8404

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

☐ SITE PLAN RECEIVED ☒ BUILDING PLANS RECEIVED

Present Zoning of the Property: commercial Present Use of the Property: commercial
Acreage of the Property: 2.39 Width of Property on the Street: 218.20'
Proposed Conditional Use of Property: commercial - assembly

SIGNED: Troy McDonald DATE: 10.8.2023

I authorize _____ to act as my representative in all matters relating to this application.

OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 10/24/2023 DECISION OF COMMISSION: _____
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: N/A DECISION OF COMMISSION: _____
SIGNATURE OF CHAIRPERSON: _____ DATE: N/A

Fee \$75.00 Date Paid: 10/19/2023 Receipt No. 206436911



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 156553477

Transaction detail for payment to Riverdale City.		Date: 10/19/2023 - 11:30:08 AM MT	
Transaction Number: 206436911 Visa — XXXX-XXXX-XXXX-3082 Status: Successful			
Account #	Item	Quantity	Item Amount
10369000	Sundry Revenues 10369000	1	\$75.00
Notes: COND. USE PERMIT			

TOTAL: \$75.00

Billing Information
TROY MCDONALD
, 84405

Transaction taken by: Admin acummings

Alpha Customs Conditional Use Permit – Site Plan



N



Customer access

