

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, March 14, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

**Present:** Commissioners:

Kent Anderson, Vice Chair  
Blair Jones, Commissioner  
Amy Ann Spiers, Commissioner  
Rikard Hermann, Commissioner  
Celeste Noland, Commissioner

City Employees: Mike Eggett, Community Development  
Michelle Marigoni, City Recorder

Excused: Kathy Eskelsen, Chairman  
Wanda Ney, Commissioner

Visitors: Adam Anderson  
Thatium Falls  
Jake Tate

**A. Welcome & Roll Call**

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

**B. Public Comment**

Commissioner Anderson asked if any public were present with comments. There was no public comment.

**C. Presentations and Reports**

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

- The Shopko building should have an application soon.
- Cheddar's is a little bit delayed, possibly to the end of April.
- Sierra Trading Post is opening on March 18<sup>th</sup>.
- Shake Shack has begun construction. The road connector behind the building has been discussed with engineers.
- The old John Paras building site should have a new site plan coming forward soon.
- Twisted Sugar is in final review and will be opening soon.
- Crossroads at 700 West will have two new boutiques under the 5<sup>th</sup> Avenue Salon Suites.

**D. Consent Items**

**1. Consideration of Meeting Minutes from February 28, 2023 Work Session, and February 28, 2023 Regular Meeting**

**Motion:** Commissioner Spiers moved to approve the minutes from February 28, 2023.

**Second:** Commissioner Jones.

All in favor, minutes approved.

**E. Action Items**

**1. a. Public hearing to receive and consider comments regarding proposed ordinance amendments to Title 10, Chapter 15 "Parking Loading Space; Vehicle Traffic and Access" of the Riverdale Municipal Code.**

Mr. Eggett remarked that this had been discussed in the previous two meetings. It was determined that some changes needed to be made to both the parking for multi-family developments and other parts of the code. The language found in the packet has been approved by the city administrator and attorney.

**Motion:** Commissioner Hermann moved to open the Public Hearing.

**Second:** Commissioner Noland

Public Hearing open.

There was no one present to make comments regarding this item.

**Motion:** Commissioner Spiers moved to close the Public Hearing.

**Second:** Commissioner Hermann

Public Hearing closed.

**b. Consideration to forward a recommendation to City Council regarding proposed ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.**

**Motion:** Commissioner Spiers moved to forward a favorable recommendation to City Council regarding the proposed ordinance amendments to Title 10, Chapter 15.

**Second:** Commissioner Noland

Commissioners Polled:

Commissioner Jones:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Yes
Commissioner Anderson:	Yes
Commissioner Ney:	Absent
Commissioner Eskelsen:	Absent

Motion passes unanimously.

**2. Consideration of recommendation to City Council regarding Final Subdivision and Site Plan request for Coleman Vu Heights PRUD Subdivision and Site Plan located at approximately 5368 South 1050 West, as requested by Goldcrest Homes/RD Development Group.**

Mr. Eggett introduced Goldcrest Homes as the petitioner, represented at the meeting by Thaddeum Falls and Adam Anderson. The preliminary subdivision was approved in August 2022. The PRUD application was recommended by PC in September 2022. There was no public comment at that time. He noted there were allowances for some smaller lots and setbacks, which was proposed as part of the PRUD. He continued to go over the executive summary and highlighted comments in the site plan review as well as comments from the city engineer and staff.

Commissioner Anderson invited Thaddeum Falls with Goldcrest Homes to address commissioners. Mr. Falls thanked the commissioners for being able to speak and gave a brief history of Goldcrest Homes. He asked that commissioners were able to look at the comments last night and have been working hard to address them.

Mr. Jones asked about the lot size, as the zoning requires 8000 square feet and some are smaller. He asked why they need to be smaller. Mr. Falls said they wanted to utilize the space in the best way possible, and that the average is just under 8000 feet. They do not want to have “cookie-cutter” homes, but nicer homes for long-term residence. Mr. Eggett noted the PRUD gives the allowance for smaller lots as long as there are benefits to the HOA.

Commissioner Anderson asked when they envision beginning and for a timeline. Mr. Falls said they would like to begin improvements immediately, with groundbreaking within three months of approval. Phase one is anticipated to last about one year or less, phase two and three would come after. The entire project should be done in 2-3 years.

Commissioner Anderson asked about the fence, as it was not identified between lots 302 and 303 by the picnic park. Mr. Eggett noted it is on the site plan, but perhaps not the drawing Commissioner Anderson was looking at. Commissioner Anderson asked about a large parcel at the entrance from South Weber Drive. Mr. Anderson clarified that the large lot would be retained by the Colemans.

Commissioner Anderson noted the amenities in the plan, and referred to city code requiring the amenities to be done in phase one, where they are currently in phase three. Mr. Eggett said there may be a way to address this in the development agreement as long as it follows the state guidelines.

Mr. Falls said they are willing to make any changes needed to the schedule if the amenities need to be done first.

Commissioner Anderson asked if the homes all have basements. Mr. Anderson said they will have as many basements as possible, though the landscape may require some to not have them. All basements will be finished and very nice. Commissioner Spiers asked if the basements would have walk-outs. Some of the plans will have them, but not all.

**Motion:** Commissioner Spiers moved to forward a favorable recommendation to City Council regarding the Final Subdivision and Site Plan request for Coleman Vu Heights PRUD Subdivision and Site Plan located at approximately 5368 South 1050 West, as requested by Goldcrest Homes/RD Development Group, provided staff and engineering concerns are addressed before going before Council.

**Second:** Commissioner Noland

Commissioners Polled:

Commissioner Spiers:	Yes
Commissioner Anderson:	Yes
Commissioner Ney:	Absent
Commissioner Eskelsen:	Absent
Commissioner Jones:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes

Motion passes unanimously.

**3. Consideration of recommendation to City Council regarding Final Site Plan request for Crossroads Center at Riverdale Site Plan located at approximately 4850 South 1500 West, as requested by Riverdale Commercial Holdings, LLC.**

Mr. Eggett noted Jake Tate with AWA Engineering was representing Riverdale Commercial Holdings. The project was last addressed November 9, 2021, but had many delays with participation agreements and development agreements. The properties are owned by Riverdale Commercial Holdings LLC. The general plan guidance is planned commercial – high, which this meets. He went over the site plan comments, noting there needs to be more trees and the building materials need to be approved by the Design Review Committee. He continued going over staff and engineering comments as shown in the packet. There is a comment that a traffic study needs to be completed, but Mr. Eggett believed a study was previously completed.

Mr. Eggett noted there was an engineer's cost estimation received, which showed an estimate of \$826,102.90 and was not included in the packet.

Jake Tate from AWA said they had reviewed all comments and did not see anything that they couldn't achieve. The water vaults are being replaced and they are very large, which is the reason there are so many technical comments.

Commissioner Spiers asked if there were any tenants secured. There is an active brokerage team working on it, but there are no signed tenants at this point. Commissioner Anderson asked when they anticipate the project to be finished. Mr. Tate said it would depend largely on Rocky Mountain Power and Weber Basin Water, which have caused many delays. They are looking at options to work around these and are ready to go. Commissioner Hermann asked which building would be finished first. Mr. Tate said buildings A and B would be completed first.

Commissioner Anderson asked how many tenants could be in one building. Mr. Tate said it is designed for four main tenants. Mr. Anderson asked for details about the power line relocations, which Mr. Tate provided. Mr. Anderson asked how deep a certain detention basin would be as it is near the slope. This would be a shallow two-to-three-foot pond at most, which was not a concern for the engineers or public works.

Mr. Eggett mentioned a shared advertising structure is being considered which would be large enough to be visible from I-84. The RDA is also discussing another property that could be shared for advertising the businesses in this area, as well as a third advertising space. The signage will need to be larger than code allows, which may need to be addressed through development agreement or other means.

**Motion:** Commissioner Hermann moved to forward a favorable recommendation to City Council regarding Final Site Plan request for Crossroads Center at Riverdale Site Plan located at approximately 4850 South 1500 West, as requested by Riverdale Commercial Holdings, LLC., provided staff and engineering comments are addressed.

**Second:** Commissioner Jones

Commissioners Polled:

Commissioner Spiers:	Yes
Commissioner Anderson:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Ney:	Absent
Commissioner Eskelsen:	Absent
Commissioner Jones:	Yes

Motion passes unanimously.

**F. Comments**

Mrs. Spiers expressed how thankful she is for the snowplow drivers and the wonderful job they have been doing. Commissioner Spiers agreed.

Mr. Eggett mentioned some new proposals will be coming forward within the next month and said he will provide a legislative update if the next meeting is light. He will provide the materials for this update prior to the meeting so commissioners can look over them and have questions ready if needed. He said it is becoming clear that states are determined to take land use control from cities. The budget session was on March 7.

**G. Adjournment**

As there was no further business to discuss, Commissioner Jones moved to adjourn. This was seconded by Commissioner Hermann All were in favor and the Planning Commission meeting adjourned at 7:41 p.m.

Date Approved: **4/11/2023**