

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 25, 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  
Michelle Marigoni, City Recorder

Excused:

Visitors: Sam Moore  
Jake Tate

#### **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.

#### **B. Public Comment**

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

#### **C. Presentations and Reports**

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

- Ashley Furniture has a design review scheduled for April 26, 2023
- Grand opening for HCA Training facility was attended by staff and officials.
- Twisted Sugar is reportedly open.
- Fiiz and Take 5 will be bringing a subdivision amendment request.
- The West Bench RDA Property has been sold to a new buyer.
- UDOT has approved a new Riverdale Road and I-15 interchange.
- The 45-unit townhome project was approved after adding 17 additional parking spaces.
- Bed Bath and Beyond will be closing all of their stores.

#### **D. Consent Items**

##### **1. Consideration of Meeting Minutes from April 11, 2023 Work Session, and April 11, 2023 Regular Meeting**

**Motion:** Commissioner Hermann moved to approve the minutes from April 11, 2023

**Second:** Commissioner Noland

All in favor, minutes approved.

#### **E. Action Items**

##### **1. Consideration of Preliminary Site Plan request for Tesla Riverdale, located at approximately 4851 South 4500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.**

Mr. Eggett went over the executive summary and items in the packet, noting Sam Moore with 6S Development and Jake Tate were representing Tesla. There are some RDA implications with this project. There is no public hearing requirement, and this project easily meets the general plan guidance. There were some comments from staff and engineering, which Mr. Eggett went over in detail.

As this is a preliminary request, the project will be before the Planning Commission again, so the issues still have time to be addressed. There is still some ongoing discussion regarding signage, as it will be a commercial district with combined

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signage at three locations. Tesla will have two monument signs as well. Landscaping is just below the minimum percentage, so they will be adding more landscaping to comply with the ordinance.

The planning commission is the approving body for the preliminary site plan, which gives the company limited vested rights.

Jake Tate and Sam Moore approached the commission. Mr. Tate said they are working with a Geotech and there were not any comments that could not be addressed fairly easily.

Commissioner Ney asked how many other Tesla dealerships were in Utah. Mr. Eggett said there are three others, and this will be the first one in the northern part of the state. Mr. Tate said the business should thrive in Riverdale.

Mr. Anderson asked about a timeline. Mr. Tate said they would like to begin excavations as soon as August and will take about nine to 12 months to complete.

**Motion:** Commissioner Hermann moved to approve the Preliminary Site Plan request for Tesla Riverdale, located at approximately 4851 South 4500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.

**Second:** Commissioner Ney

Commissioners Polled:

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

Motion passes unanimously.

### F. Comments

### G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Anderson. All were in favor and the Planning Commission meeting adjourned at 6:44 p.m.

Date Approved: **5/23/2023**