

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 25, 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:	Sam Moore

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

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

- Ashley Furniture has a design review 4/26/23
- 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**
Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

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 site plan request and items in the packet, noting Sam Moore with 6S Development was present and Jake Tate would be in the main meeting to represent 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 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.

Mr. Anderson asked how the power lines in the area would line up with the dealership. Mr. Eggett stated that the power lines will still be relocated even though the Crossroads development is no longer in play. The power lines will be in the same easement area as the water easement. The new owners of the property plan to continue with the previous plan for

the power lines because it has already been approved by Rocky Mountain Power. They do not want to start over with the process for making changes.

F. **Comments**

G. **Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:29 p.m.

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