

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, May 23, 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 Celeste Noland, Commissioner Randy Poulsen, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Wanda Ney, Commissioner
Visitors:	Carol Cunningham

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 except for Commissioner Ney and Commissioner Spiers, who were excused.

B. Public Comment

Chair Eskelsen asked if any public were present with comments.

Carolyn Cunningham, who lives off of 700 West, said the apartment complex will interfere with their lives due to the amount of traffic it will bring, as the roundabout is already a problem at high traffic times. It has become a problem in the morning and the afternoon and causing a safety concern. Traffic from Ogden cuts through at 700 West. The roundabout is a big problem, and the school is down the street, so the parents are trying to get through as well. Turning down 700 from Riverdale is also a problem with traffic. She has had to go all the way to Roy or 31st Street to get home. That many homes should not be added to the area, and she felt it has not been thought through. Deliveries to the meat business also contribute. She asked commissioners to go there in the mornings to see what it is like. She said what looks good on paper is not always good for people to deal with.

C. Presentations and Reports

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

- The General Plan Update final draft will be brought to the next commission meeting to schedule a public hearing, and hopefully to council in July. There have been some comments and suggestions on the website regarding the update.
- Legislative updates will be provided soon. The new subdivision process will eliminate city council reviews for single family, two family, and townhome subdivisions, leaving the decisions to administrative positions only.
- Cheddar's has advertised a mid-July opening.

D. Consent Items

1. Consideration of Meeting Minutes from April 25, 2023 Work Session, and April 25, 2023 Regular Meeting

Motion: Commissioner Hermann moved to approve the minutes from April 25, 2023

Second: Commissioner Anderson

All in favor, minutes approved.

E. Action Items

- 1. A. Consideration of Conditional Use Permit request for Automobile Sales and Service use by Tesla Riverdale, located at approximately 4851 South 1500 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 that Jake Tate and Sam Moore would be present for the meeting and that the executive summary covers both items 1a and 1b. The conditional use element is required in the C3 zone to make sure there are no health, safety, or welfare concerns to adjacent properties. The Planning Commission is the decision-making body on conditional uses and the recommending body for the site plan.

Jake Tate with AWA Engineering approached the commission for questions regarding the conditional use request. There were no questions.

Motion: Commissioner Noland moved to approve the Conditional Use Permit request for Automobile Sales and Service use by Tesla Riverdale, located at approximately 4851 South 4500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.

Second: Commissioner Hermann

Commissioners Polled:

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

Motion passes unanimously.

B. Consideration of recommendation to City Council for Final Site Plan request for Tesla Riverdale, located at approximately 4851 South 1500 West, Riverdale Utah 84405, as requested by 6S Development, LLC and AWA Engineering.

Mr. Eggett again stated that Mr. Tate was representing the project and went over the comments from the site plan review as included in the packet, as well as comments from staff and minimal comments from the city's engineer.

Mr. Tate again addressed the commission. Mr. Hermann asked about the stormwater retention system, and who would be responsible for maintenance if the property was to be sold. Mr. Tate explained that whoever the new property owner was would be responsible. Mr. Hermann asked if the schedule would be followed for maintenance or if there was a possibility of the maintenance being neglected. Mr. Eggett and Mr. Tate noted the long-term stormwater maintenance agreement is a recorded document which requires, by ordinance, the maintenance to be continued.

Commissioner Anderson commended Mr. Tate for such a clean plan.

Motion: Commissioner Anderson moved to favorably recommend approval to City Council for the Final 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 pending any items listed by staff and the engineer are satisfied.

Second: Commissioner Noland

Commissioners Polled:

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

Motion passes unanimously.

2. A. Consideration of Conditional Use Permit request for the development of Multiple-Family Residential Units in excess of 25 dwelling units, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Mr. Eggett went over the executive summary and items in the packet, noting that the summary would address all three items for this project (2a, 2b, and 2c). The project does fit with the allowed zoning.

Logan Johnson approached. Commissioner Noland asked about the traffic and the entrance and exit being on 700 West. The traffic control porkchop was noted by staff that it may need to be redesigned. Mr. Johnson said there was no objection to modifying the porkchop to restrict the left-hand movements, as that was the intent. Mr. Eggett commented that public works and/or fire had a suggestion for it to be mountable. Mr. Johnson said he would be in contact with both regarding this.

Mr. Johnson addressed some of Ms. Cunningham's comments, explaining the results of the traffic study and noting the grade of the intersection would not change from a class C intersection. He felt the problems would be appropriately mitigated regarding traffic.

Mr. Anderson brought up a concern about an S curve in the project that may not accommodate a fire apparatus. Mr. Johnson said the standard fire truck size was used for the design. Mr. Eggett explained there may be larger trucks from surrounding agencies responding to assist with a problem in the development. Mr. Johnson said this was an addressable problem and he would communicate with the fire chief regarding this.

Motion: Commissioner Hermann moved to approve the Conditional Use Permit request for the development of Multi-Family Residential units in excess of 25 dwelling units, located at approximately 671 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.

Commissioner Noland suggested modifying the motion to include the addressal of the concerns discussed, the porkchop and the S curve. This modification was accepted by Commissioner Hermann.

Second: Commissioner Noland

Commissioners Polled:
Commissioner Eskelsen: Yes
Commissioner Noland: Yes
Commissioner Poulsen: Yes
Commissioner Anderson: Yes
Commissioner Hermann: Yes
Commissioner Spiers: Absent
Commissioner Ney: Absent

Motion passes unanimously.

B. Consideration of recommendation to City Council for Final Subdivision request for WDG Riverdale Subdivision, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Mr. Eggett went over the comments from the subdivision plat as provided in the packet, noting public works did not have any concerns listed for the plat specifically. The city engineer had some clean-up items to be addressed on the plat. He noted a vacation plat may be required.

There were no questions regarding the plat recommendation for Mr. Johnson.

Commissioner Anderson stated for the record that comments from the community, such as those from Ms. Cunningham, are appreciated. He assured her that an earnest effort was made to meet the standards and address concerns, and that her comments were not unheard. Under the circumstances, the requirements are that the items meet code.

Motion: Commissioner Anderson moved to favorably recommend to City Council for Final Subdivision request for WDG Riverdale Subdivision, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group pending completion and addressal of concerns mentioned by staff and engineering.

Second: Commissioner Noland

Commissioners Polled:
Commissioner Ney: Absent
Commissioner Eskelsen: Yes
Commissioner Anderson: Yes
Commissioner Poulsen: Yes
Commissioner Noland: Yes
Commissioner Hermann: Yes
Commissioner Spiers: Absent

Motion passes unanimously.

Mr. Eggett stated for the record that there were constraints due to property lines, but that lot 2 would be addressed later as a clean-up for the plat.

C. Consideration of recommendation to City Council for Final Site Plan request for Riverdale Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Mr. Eggett went over the site plan review comments and staff comments as provided in the packet, including comments regarding the stormwater system and fire apparatus access as discussed in the previous items.

Commissioner Poulsen asked about the number of parking spaces and how parking would be enforced. Mr. Johnson stated the number of parking spaces meets the code and they feel comfortable about the parking being manageable. The onsite management will have the ability to enforce parking issues. He addressed some of the comments from the site plan review, noting that the signage was not included because they are hoping to have the bus stop moved and the sign placed in its current location. He was under the assumption that the landscaping plan was included and noted that it was available. The detention basin change was due to the higher level of groundwater, but any changes could be made to the materials if staff preferred. Standing water was not anticipated based on the Geotech information. The letter from the sewer district was received.

Mr. Hermann asked who would be maintaining the dog park area. Mr. Johnson said the tenants are required to clean up after their own dogs. Dog owners must be registered by fecal matter at a lab to later identify which dog owners did not clean up. The non-natural surfaces would be sanitized periodically.

Mr. Poulsen asked what the general jobs of the property managers would be. One full-time maintenance, one full-time leasing agent, and one part-time leasing agent. Someone will always be on site for repairs.

Mr. Eggett asked if there was a possibility for the moderate-income threshold. Mr. Johnson said the rents would meet it.

Motion: Commissioner Hermann moved to favorably recommend to City Council for Final Site Plan request for Riverdale Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group, with the understanding that all concerns by staff and engineering are addressed and approved.

Second: Commissioner Noland

Commissioners Polled:
Commissioner Spiers: Absent
Commissioner Ney: Absent
Commissioner Hermann: Yes
Commissioner Noland: Yes
Commissioner Eskelsen: Yes
Commissioner Poulsen: Yes
Commissioner Anderson: 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 7:36 p.m.

Date Approved: **6/13/2023**