

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 12, 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 Rikard Hermann, Commissioner Amy Ann Spiers, Commissioner Celeste Noland, Commissioner (via telephone) Randy Poulsen, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Wanda Ney, Commissioner
Visitors:	Jeremy Draper Logan Johnson Chris Bick Russell Haight

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:31 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 who was excused.

**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:

- The Floodplain ordinance update is in progress and will be brought to the next meeting.

**D. Consent Items**

**1. Consideration of Meeting Minutes from August 22, 2023 Work Session, and August 22, 2023 Regular Meeting.**

**Motion:** Commissioner Spiers moved to approve the minutes from August 22, 2023.

**Second:** Commissioner Anderson.

Unanimous in favor, minutes approved.

**E. Action Items**

**1. a. Public Hearing to receive and consider comments regarding proposed rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.**

Mr. Eggett briefly explained the property in question and went over the executive summary, noting all required notifications were made and no public comment had been received regarding the rezone.

**Motion:** Commissioner Anderson moved to open the public hearing.

**Second:** Commissioner Spiers

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

Motion passes unanimously, public hearing open.

Public comment:

**Motion:** Commissioner Hermann moved to close the public hearing.

**Second:** Commissioner Anderson

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

Motion passes unanimously, public hearing closed.

**b. Consideration to forward a recommendation to City Council regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Discussion: Mr. Eggett noted there was a letter included in the packet from Logan Johnson, which describes the request. Mr. Johnson explained this is part of the land swap for the new apartments. There will be a site plan presented at a later date.

Mr. Hermann asked what was taking so long with cleaning up the trailer park. Mr. Logan reported there has been progress, but there is some delay with the utility companies. There are also some protections for the rentals and low-income families that also cause some delays.

**Motion:** Commissioner Spiers moved to forward a favorable recommendation to City Council regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

**Second:** Commissioner Poulsen

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

Motion passes unanimously.

**2. Consideration to un-table proposed approval for and recommendation to City Council for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC.**

**Motion:** Commissioner Anderson moved to un-table this item.

**Second:** Commissioner Spiers

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

Motion passes unanimously, item is open for discussion.

Mr. Eggett noted that all his concerns had been resolved. The applicant group has taken action to address the concerns of the public works director, however there is an issue with the landscaping irrigation that needs to be resolved. All engineering comments are regarding the reciprocal easement agreement and would be easy to resolve.

Jeremy Draper spoke about the damaged landscaping from an irrigation line that was cut during construction, and how they have been working to address the issue. He has been working with a landscape architect and the landscaper who worked on the project.

Commissioner Anderson clarified the addressing had been fixed.

**Motion:** Commissioner Hermann moved to forward a positive recommendation to City Council for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC, provided Mr. Douglas is satisfied with the landscaping issues and that staff comments are addressed.

**Second:** Commissioner Anderson

Commissioners Polled:

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

**3. Consideration of recommendation to City Council for Ken Garff Honda Final Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.**

Mr. Eggett said this request was before the PC on Aug 8 for a preliminary site plan, when the subdivision amendment was recommended to move forward to City Council. Mr. Eggett went over the site plan checklist, noting some areas had been addressed. The fire access has been resolved and there has been considerable improvement. There are still concerns from the public works director and quite a few from engineering, which he went over as included in the packet.

Chris Bick with Kimley Horn addressed commissioners and said they have been working with staff on the fire access issues. The irrigation canal owners have been identified and clean-up of the water rights is being coordinated with them. UDOT criteria have been met, so no changes or improvements to the right-of-way should be needed. He reported most of the items Mr. Eggett listed have been addressed.

Commissioner Poulsen asked if the water rights owners would be compensated and have some say in the final product. Mr. Bick said the water shares would be purchased from the owners if they agree to sell them. Mr. Hermann felt the water rights should be purchased before the final site plan was approved, as there is a chance the water lines would need to be moved. Mr. Anderson was under the impression the water lines had not been used for many years.

Commissioner Spiers said the parking issue and fire access seemed to be well addressed. Mr. Bick reported there would also be red striping and no parking signs, as well as a policy that customers would not drive in there.

Mr. Anderson asked Mr. Eggett why approval from UDOT for stormwater had to be given again. Mr. Eggett explained it would need to be brought to the current higher standard of requirements. Mr. Bick added UDOT requires this on redevelopment.

**Motion:** Commissioner Spiers moved to approve Ken Garff Honda Final Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group, provided staff and engineer approvals are given.

**Second:** Commissioner Poulsen

Commissioners Polled:

Commissioner Spiers:	Yes
Commissioner Poulsen:	Yes
Commissioner Ney:	Absent
Commissioner Hermann:	Yes

Commissioner Anderson: Yes  
Commissioner Eskelsen: Yes  
Commissioner Noland: Yes

Unanimous vote, motion passes.

**4. Consideration of approval for Panera Bread Preliminary Site Plan request, located at approximately 4130 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and the Panera Bread Group.**

Mr. Eggett went over the executive summary, noting the preliminary review would take some time to go over. He then went over the documents in the packet and staff comments, of which there were many.

Russell Haight with Perigee Consulting addressed the commissioners. Mr. Hermann said for a preliminary, though there were many comments, none seemed to be too concerning or difficult to resolve.

Mr. Anderson asked about the traffic flow, as it seemed like there were dumpsters in the traffic lane. Mr. Haight said there was an updated plan which had the trash enclosures removed.

Mr. Haight asked if the through road had been confirmed or if they would need to dead-end their access. Mr. Eggett asked him to keep in touch, as the RDA is currently dealing with some legal issues regarding the site, and to plan on that unless something changes.

**Motion:** Commissioner Anderson moved to approve the Panera Bread Preliminary Site Plan request, located at approximately 4130 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and the Panera Bread Group, upon the condition that noted items are met.

**Second:** Commissioner Hermann

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

Motion passes unanimously.

**F. Comments**

Mr. Poulsen asked if there were any delays on the demolition of the building on the Panera site. Mr. Eggett said the RDA is heavily involved and would do everything possible to get it demolished.

Commissioner Spiers thanked the city for allowing commissioners to attend the ULCT convention, as she felt there was good information given.

Mr. Eggett gave a summary of the Utah League of Cities and Towns (ULCT) convention.

**G. Adjournment**

As there was no further business to discuss, Commissioner Anderson moved to adjourn. This was seconded by Commissioner Spiers. All were in favor and the Planning Commission meeting adjourned at 7:35 p.m.

Date Approved: 10/10/2023