

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 9, 2024 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: Stan Gaillard

#### **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. Members of the city staff were also present.

#### **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 presented updates on the following:

- Shake Shack's grand opening was well attended.
- NAPA Auto Parts is very close to opening.
- Chuck E Cheese will have a design review January 10<sup>th</sup>.
- There are still challenges with traffic at the Panera site which are holding up the project.
- The West Bench RDA has challenges with UDOT bridges being scheduled for identical rebuilds, which would not accommodate the new growth from the America First campus and airport without widening. Riverdale City has been coordinating with several other agencies and jurisdictions to try and obtain funding for the additional costs.
- The land use code update was approved by City Council. More updates will be coming to other codes.
- There were no updates on the RC Willey building or Ashley Furniture.
- There was an article in the Standard Examiner about Riverdale's growth in a recent edition.

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

1. Consideration of Meeting Minutes from:  
December 12, 2023 Work Session  
December 12, 2023 Regular Meeting

Chair Eskelson asked if there were any changes or corrections to the minutes. There were none. Commissioner Anderson moved to approve the consent items. Commissioner Noland seconded the motion, and all were in favor.

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

1. **Consideration of Conditional Use Permit request for Safelite Auto Glass, located at approximately 770 West River Park Drive, Riverdale Utah 84405, as requested by H&P Investments and Safelite Auto Glass Group.**

Mr. Eggett went over the executive summary included in the packet, which explained:

Safelite Auto Glass, as represented by H&P Investments group, have submitted a conditional use permit request for an automobile glass repair service center for property located at approximately 770 West River Park Drive (north of Tri-State Metal Roofing). The affected parcels are zoned in the Regional Commercial (C-3) zone.

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The requested category of use as an “automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within a completed enclosed building” (per City Code 10-10A-4) requires the applicant group to apply for a conditional use permit for this project proposal. A public hearing was not required to consider the conditional use permit request. The General Plan use for this area is currently set as “Commercial” and this proposed project would comply with this land use. There were no concerns from department heads.

Stan Gaillard, representing Safelite Auto Glass, addressed commissioners for questions, noting that approximately 90% of the building will be used for Safelite, with the other 10% used by the owners for storage. The two shops in Ogden will be closed and combined into one large shop in Riverdale.

Commissioner Ney asked how the glass removed from vehicles would be disposed of. Mr. Gaillard explained that most of their glass is taken by the drivers delivering the new glass and recycled in California. Mr. Eggett asked if there would be automobiles left overnight. They usually are in and out same day, but if anything is left overnight they pull them inside.

**Motion:** Commissioner Noland moved to approve the Conditional Use Permit request for Safelite Auto Glass, located at approximately 770 West River Park Drive, Riverdale Utah 84405, as requested by H&P Investments and Safelite Auto Glass Group.

**Second:** Commissioner Poulsen

Vote:

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

Motion passes unanimously.

### F. Comments

Commissioner Spiers recognized the Riverdale Police Department for handling so many challenging cases over the past two weeks. She spoke about the tribute at City Council for Steve Hilton. Commissioners discussed how well all the employees of Riverdale take care of the residents, especially the police and public works.

Commissioners discussed concern in the community about Motel 6. Mr. Eggett had no updates or information regarding the motel.

UDOT ordered updated signage for the Roy/Riverdale exit to make the traffic pattern more evident to drivers. Freeway Park Drive will be closed on and off during construction, but UDOT has expressed they do not have a good way to notify in advance of closures. The completion of the work on Freeway Park Drive is anticipated for early 2025.

### G. Adjournment

As there was no further business to discuss, Commissioner Spiers moved to adjourn. This was seconded by Commissioner Noland. All were in favor and the Planning Commission meeting adjourned at 6:59 p.m.

**Date Approved: 2/13/2024**