

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, November 14, 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:	Russell Haight

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, as well as members of city staff.

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 thanked commissioners for attending the American Freight grand opening, and gave updates on the following:

- Many changes have been made to the West Bench area by America First and Tesla.
- Freeway Park Drive will be messy due to a gas line move for about a week.
- Uptown Cheapskate is open.
- Shake Shack hopes to open on December 13.
- Thrive Appliance has yet to obtain a business license but is getting close to completing their building improvements.
- The 5600 South Project will have work beginning on the bridges soon. They will also make changes to try and help traffic get through the offramp intersection better.

D. Consent Items

Commissioner Anderson moved to approve the consent items. Commissioner Noland seconded the motion, and all were in favor.

E. Action Items

- 1. a. Consideration of Conditional Use Permit request for Panera Bread, located at approximately 4122 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and Panera Bread Group.**

Mr. Eggett explained the executive summary covered both items. There were no concerns from staff and the impact should be minimal. Conditional use is required due to the C2 zoning. Russell Haight was present to represent Panera Bread Group and Perigee Consulting.

Russell Haight offered to address questions from commissioners. There were no questions, but everyone was excited for Panera.

Motion: Commissioner Anderson moved to approve the Conditional Use Permit request for Panera Bread as requested by Perigee Consulting and Panera Bread Group.

Second: Commissioner Noland

Vote:

Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes

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

Motion passes unanimously.

b. Consideration of recommendation to City Council regarding Final Site Plan proposal for Panera Bread Restaurant, located at approximately 4122 South Riverdale Road, Riverdale, Utah 84405 as requested by Perigee Consulting and Panera Bread Group.

Mr. Eggett noted the address was originally 4130 when John Paras Furniture was operating, but it should be 4122 and will be changed. He went over the site plan review and corrections that needed to be made, as well as staff and engineer comments, as included in the packet. A design review was scheduled for November 15.

Commissioner Eskelsen requested Commissioner Anderson conduct the remainder of the meeting.

Commissioner Hermann asked about the east side of the building, and if another building was anticipated to be built there. Mr. Haight responded that Panera is leasing the entire area, and that there are no plans to build any more.

Commissioner Noland asked if any of the engineering comments have been addressed. Mr. Haight said the 100-year and orifice plate design have been addressed in the design. There was discussion about UDOT and the Riverdale Road and 300 West access points. UDOT's preferred access is 300 West, but they have asked for a variance for the Riverdale Road access to remain. There will be walking access between Starbucks and Panera without a retaining wall.

Motion: Commissioner Spiers moved to forward a positive recommendation City Council regarding Final Site Plan proposal for Panera Bread Restaurant, located at approximately 4122 South Riverdale Road, Riverdale, Utah 84405 as requested by Perigee Consulting and Panera Bread Group, provided all staff and engineer concerns are resolved prior.

Second: Commissioner Poulsen

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

Motion passes unanimously.

F. Comments

Mr. Eggett reminded the Planning Commission about the code changes regarding single-family and townhome subdivision approvals and said the first read of the new code will be on the next Planning Commission agenda, along with setting a public hearing. Changes concerning road width will be included as well. These updates are required to be completed by February 1st, 2024.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Hermann. All were in favor and the Planning Commission meeting adjourned at 7:05 p.m.

Date Approved: 12/12/2023