



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 27, 2023**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
February 13, 2024 Work Session
February 13, 2024 Regular Meeting

E. Action Items

1. Consideration of Conditional Use Permit request for Joe’s Car Connection located at 5030 Freeway Park Drive, Riverdale Utah 84405, as requested by Joe Gracey.
2. Consideration of Conditional Use Permit request for Pipe Dream Design LLC, located at 4042 Pacific Avenue #102, Riverdale Utah 84405, as requested by Jake Mackley.

Items presented by: Michelle Marigoni

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 22nd day of February, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday February 13, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners: Kent Anderson, Chair
Amy Ann Spiers, Vice Chair
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused:

Visitors:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:07 p.m. Chair Anderson 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

C. Presentations and Reports

Chair Anderson spoke about his new position as Chairman and expressed his desire for the group to give him input and feedback to make the commission successful. With Mr. Eggett leaving, the group would need to rely heavily on ordinances and zoning maps. He plans to implement more training and does not want to see anything get missed with a new Community Development Director coming in.

Mr. Eggett presented updates on the following:

- The maps in the council room and conference room have been updated.
- Steve Brooks and Michelle Marigoni will be filling in while the Community Development Director position is vacant.
- New land use bills are in legislation, to include gravel pits and building inspections.
- Riverdale Furniture Outlet received a business license but has some follow up for fire.
- NAPA received their business license today and plans to have a ribbon cutting.
- UDOT has been sending updates regarding the 5600 South project. The base entrance will be closed at night for several days for pilon installation on the new overpass.
- Ribbon cutting for Bricks & Minifigs 2/26 at 10:00am
- Conditional Use Permits and subdivision amendment for next meeting.

D. Consent Items

1. Consideration of Meeting Minutes from:

January 9, 2024 Work Session
January 9, 2024 Regular Meeting
January 23, 2024 Work Session
January 23, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none.

E. Action Items

1. **a. Public Hearing to receive and consider comments regarding proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.**

b. Consideration to forward a recommendation to City Council regarding proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to

the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved:

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 23, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present: Commissioners:

- Kent Anderson, Chair
- Amy Ann Spiers, Vice Chair
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner
- Celeste Noland, Commissioner
- Randy Poulsen, Commissioner

City Employees:

- Mike Eggett, Community Development
- Michelle Marigoni, City Recorder

Excused:

- Kathy Eskelsen, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Anderson 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 Anderson 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:

- The maps in the council room and conference room have been updated.
- Steve Brooks and Michelle Marigoni will be filling in while the Community Development Director position is vacant.
- New land use bills are in legislation, to include gravel pits and building inspections.
- Riverdale Furniture Outlet received a business license but has some follow up for fire.
- NAPA received their business license today and plans to have a ribbon cutting.
- UDOT has been sending updates regarding the 5600 South project. The base entrance will be closed at night for several days for pilon installation on the new overpass.
- Ribbon cutting for Bricks & Minifigs 2/26 at 10:00am
- Conditional Use Permits and subdivision amendment for next meeting.

D. Consent Items

1. Consideration of Meeting Minutes from:

- January 9, 2024 Work Session
- January 9, 2024 Regular Meeting
- January 23, 2024 Work Session
- January 23, 2024 Regular Meeting

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

E. Action Items

1. a. **Public Hearing to receive and consider comments regarding proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.**

Motion: Commissioner Spiers moved to open the public hearing for this item.

Second: Commissioner Poulsen

Vote:

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

Motion passes, public hearing open. No members of the public were in attendance.

Motion: Commissioner Noland moved to close the public hearing for this item.

Second: Commissioner Spiers

Vote:

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

Motion passes, public hearing closed.

b. Consideration to forward a recommendation to City Council regarding proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.

Mr. Eggett explained that this was required by the state for any jurisdictional area within 5000 feet of an airport thanks to HB206 (2023). Commissioner Noland noted that the Ogden airport and HAFB are both above most of Riverdale City, and the regulations are geared toward building height so it shouldn't have a huge impact. It is still required to be in code, which is good in case something comes up in the future.

Motion: Commissioner Noland moved to forward a favorable recommendation to City Council for proposed code addition of Title 10, Chapter 13, Article I. "Airport Overlay Zone and Airport Area Special Regulations" ordinance to be added to the Riverdale City Code, as requested by the Community Development Department, and required by the State of Utah.

Second: Commissioner Ney

Vote:

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

Motion passes unanimously.

F. Comments

Commissioner Noland acknowledged the immense amount of work that Mr. Eggett has put in and how helpful it was for them to be effective. She expressed appreciation for everything he has done for the city. Mr. Hermann wished him good luck and hoped for his career to be successful. The rest of the commission agreed and hoped a new person could be as good.

Mr. Eggett said the planning commission was the best he had ever worked with, and he appreciated having a commission that didn't have personal agendas and genuinely wanted what is best for Riverdale. He appreciated the relationships with each of them and said leaving the planning commissioners was the hardest part of leaving the job.

Commissioner Anderson asked Mr. Eggett if he would provide some training on "findings of fact" and "friendly amendments."

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Spiers. All were in favor and the Planning Commission meeting adjourned at 7:10 p.m.

Date Approved:

DRAFT

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 22, 2024**

AGENDA ITEM: E1

SUBJECT: Consideration of Conditional Use Permit request for Automobile New or Used Sales and Service use by Joe’s Car Connection located at approximately 5030 Freeway Park Drive, Riverdale, Utah 84405, as requested by Joe Gracey.

PRESENTER: Michelle Marigoni, City Recorder

- INFORMATION:**
- a. [Executive Summary Joe’s Car Connection Cond use](#)
 - b. [Dept Staff Reps – Joe’s Car Connection Cond use](#)
 - c. [Joe’s Car Connection Cond use Cond Use App](#)
 - d. [Joe’s Car Connection Cond use Cond Use Site Plan Aerial](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 2-27-2024

Petitioner: *Joe Gracey*

Summary of Proposed Action

Joe Gracey has submitted a conditional use permit request for an automobile sales business for real estate located at approximately 5030 Freeway Park Drive. The affected parcels are zoned in the Regional Commercial (C-3) zone.

The requested category of use as an “automobile, new or used sales and service” (per City Code 10-10A-4) requires the applicant group to apply for a conditional use permit for this project proposal. A public hearing is not required to consider the conditional use permit request.

Following discussion of the conditional use permit request, the Planning Commission may make a motion to approve the proposed Joe’s Car Connection conditional use permit request for custom automobile repair and servicing, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

Title 10 Ordinance Guidelines (Code Reference)

The Conditional Use Permit review is regulated under City Code 10-19 “Conditional Uses” and is affected by City Code 10-10A “Commercial Zones (C-1, C-2, C-3)”.

The proposed use parcel is located along Freeway Park Drive and is currently owned by Gracey Enterprises Inc (petitioner). As stated above, the property developer is pursuing a conditional use permit approval for this request for automotive sales use on this property.

Attached, following this executive summary, are comments from the Public Works Director, the Police Chief, and the Fire Department. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the Planning Commission to review the Conditional Use Permit matter and then discuss with the petitioner any concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the proposed Joe’s Car Connection conditional use permit request for automobile sales/service, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Regional Commercial” with a “Mixed-Use Non-Residential” component being an option and this proposed project would comply with this land use.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator

RE: Conditional Use Permit - Joe Gracey



Shawn Douglas
To Michelle Marigoni

You replied to this message on 2/22/2024 10:41 AM.



Thu 2/22/2024 10:11 AM

Michelle,

I have no concerns with the conditional use being granted. It should be contingent upon them addressing the issues with storm water, paved parking, rock retaining wall, and hill side. Thanks

Shawn Douglas

Riverdale City Public Works Director
801-394-5541 ext 1217



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-36-9000

CONDITIONAL USE PERMIT APPLICATION

DATE 2-8-2024
ADDRESS OF SITE 5030 Freeway Park Drive
APPLICANT'S NAME Joe Gracey
ADDRESS 5464 S 1900 W Roy 84067
PHONE NUMBER 801-776-8075

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

SITE PLAN RECEIVED BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: storage/construction
Acreage of the Property: 1 acre approx Width of Property on the Street: _____
Proposed Conditional Use of Property: Automobile, new or used sales and service

SIGNED: [Signature] DATE: 2-8-24

I authorize _____ to act as my representative in all matters relating to this application.

OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: _____ DECISION OF COMMISSION: _____

SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: _____ DECISION OF COMMISSION: _____

SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$75.00 Date Paid: 2/9/2024 Receipt No. 15.560241





RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.560241

Feb 9, 2024

JOE'S CAR CONNECTION

Previous Balance:		.00
MISCELLANEOUS - CONDITIONAL USE PERMIT		75.00
10-36-9000 SUNDRY REVENUE		
<hr/>		
Total:		75.00
<hr/>		
CHECK	Check No: 38750	75.00
Total Applied:		75.00
<hr/>		
Change Tendered:		.00
<hr/>		

02/09/2024 10:35 AM

RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 27, 2024

AGENDA ITEM: E2

SUBJECT: Consideration of Conditional Use Permit request for Manufacturing of Goods Retailed on Premises use by Pipe Dream Design LLC located at approximately 4042 Pacific Ave #102, Riverdale, Utah 84405, as requested by Jake Mackley.

PRESENTER: Michelle Marigoni, City Recorder

INFORMATION:

- a. [Executive Summary Pipe Dreams Design Cond Use](#)
- b. [Dept Staff Reps – Pipe Dreams Design Cond Use](#)
- c. [Pipe Dreams Design Cond Use App](#)
- d. [Pipe Dreams Design Cond Use Site Plan Aerial](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 2-27-2024

Petitioner: *Jake Mackley*

Summary of Proposed Action

Jake Mackley, Pipe Dream Design LLC, has submitted a conditional use permit request for a custom manufacturing and retail sales business for real estate located at approximately 4042 Pacific Avenue #102 (west of Buckway Flooring). The affected parcels are zoned in the Regional Commercial (C-3) zone.

The requested category of use as a “manufacturing of goods retailed on premises” (per City Code 10-10A-4) requires the applicant to apply for a conditional use permit for this project proposal. A public hearing is not required to consider the conditional use permit request.

Following discussion of the conditional use permit request, the Planning Commission may make a motion to approve the proposed Pipe Dream Design LLC conditional use permit request for custom automobile repair and servicing, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

Title 10 Ordinance Guidelines (Code Reference)

The Conditional Use Permit review is regulated under City Code 10-19 “Conditional Uses” and is affected by City Code 10-10A “Commercial Zones (C-1, C-2, C-3)”.

The proposed use parcel is located along Pacific Avenue and is currently owned by DDC Buckway LLC. As stated above, the property developer is pursuing a conditional use permit approval for this request of manufacturing use on this property.

Attached, following this executive summary, are comments from the Public Works Director, the Police Chief, and the Fire Department. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the Planning Commission to review the Conditional Use Permit matter and then discuss with the petitioner any concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the proposed Alpha Customs Automotive conditional use permit request for custom automobile repair and servicing, approve the conditional use permit with any requested modification, table the matter to a later date, or not approve the conditional use permit with the appropriate findings of facts for the decision made.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Commercial” with a “Mixed-Use Residential” component being an option and this proposed project would comply with this land use.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator

RE: Conditional Use Permit - Pipe Dream Design



Shawn Douglas
To Michelle Marigoni



10:01 AM

Start your reply all with: Ok, great. Thanks! Okay, thank you! Yes, they do. Feedback

Michelle,

As long as they comply with the building codes for the uses in the building I have no concerns. Thanks

Shawn Douglas

Riverdale City Public Works Director
801-394-5541 ext 1217

Good morning Michelle,

Could you contact Jake Mackley again and ask him for specific information on the equipment he is wanting to use at that location. This would include a description of and safety of the equipment used. All processes he uses to build his products.

The brief narrative that he provided just doesn't provide enough specific information on what he intends to do at that location.

Thank you and have a good day.

Paul

From: Jared Sholly <JSholly@riverdalecity.com>
Sent: Wednesday, February 14, 2024 2:02 PM
To: Michelle Marigoni <mmarigoni@riverdalecity.com>; Steve Brooks <SBrooks@riverdalecity.com>; Shawn Douglas <SDouglas@riverdalecity.com>; Casey Warren <CWarren@riverdalecity.com>
Cc: Paul Flaig <PFlaig@riverdalecity.com>
Subject: RE: Conditional Use Permit - Pipe Dream Design

With her using CO2, I would like to look at her system and make sure she does not need to get a CO2 alarm system for the building.

I have attached Paul to this email and will have him look into it.

Thanks,
Jared



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-36-9000

CONDITIONAL USE PERMIT APPLICATION

DATE 2/8/2024
ADDRESS OF SITE 4042 Pacific Ave #102
APPLICANT'S NAME Jake Mackley
ADDRESS 2107 N 600 W, Harrisville UT, 84414
PHONE NUMBER 801-867-5344

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

SITE PLAN RECEIVED BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: Flex Space
Acreage of the Property: 3200 SF Width of Property on the Street: 34 feet
Proposed Conditional Use of Property: ~~Light Manufacturing~~ Manufacturing of goods retailed on premissis

SIGNED: Jake Mackley DATE: 2/8/2024

I authorize _____ to act as my representative in all matters relating to this application.

OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 2-27-2024 DECISION OF COMMISSION: _____

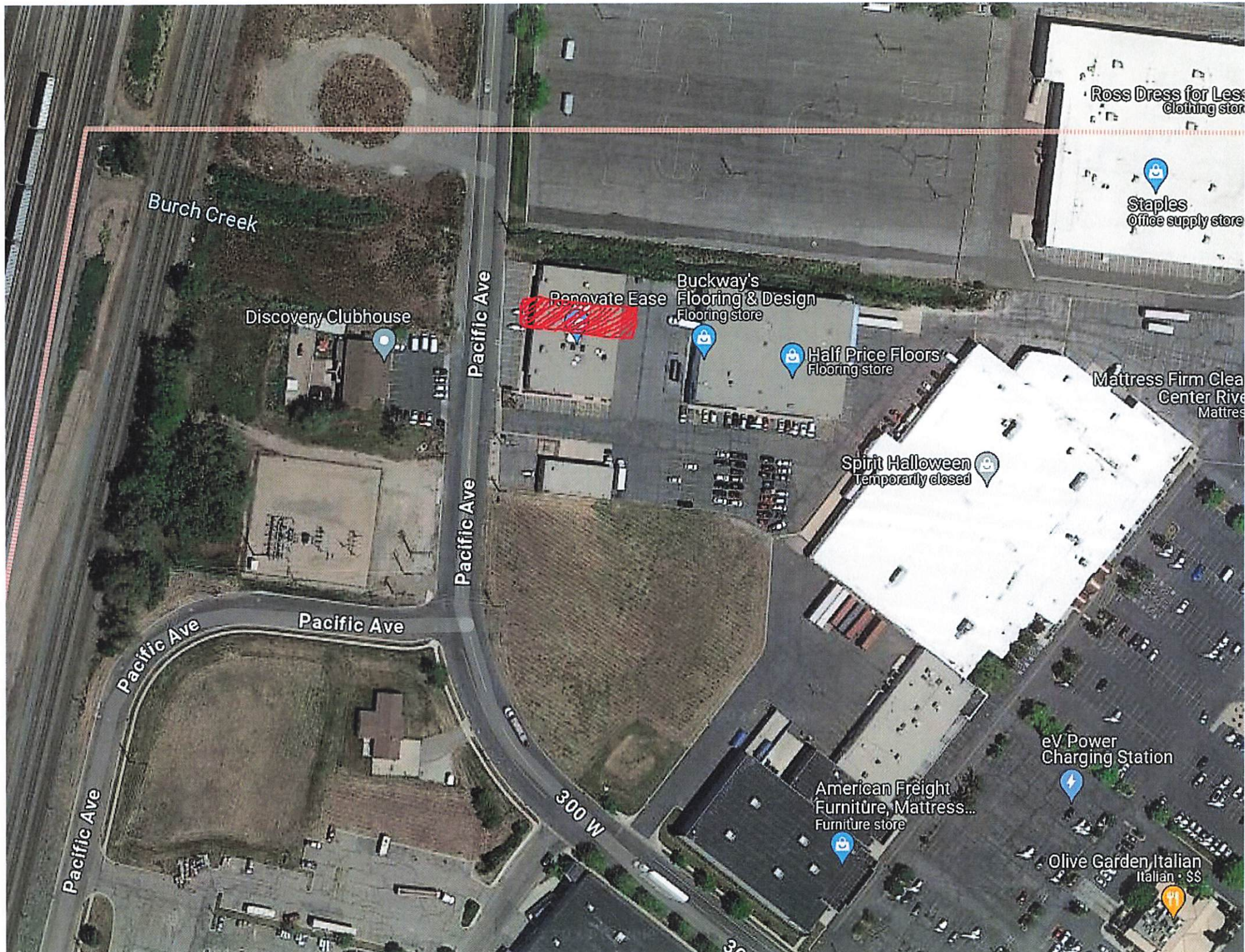
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING: N/A

DATE: _____ DECISION OF COMMISSION: _____

SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$75.00 Date Paid: _____ Receipt No. _____



Burch Creek

Ross Dress for Less
Clothing store

Staples
Office supply store

Discovery Clubhouse

Pacific Ave

Renovate Ease

Buckway's
Flooring & Design
Flooring store

Half Price Floors
Flooring store

Mattress Firm Clear
Center River
Mattress

Pacific Ave

Spirit Halloween
Temporarily closed

Pacific Ave

Pacific Ave

300 W

American Freight
Furniture, Mattress...
Furniture store

eV Power
Charging Station

Olive Garden Italian
Italian · \$\$

Pacific Ave

Michelle Marigoni

From: Jake Mackley <jakermackley@hotmail.com>
Sent: Monday, January 29, 2024 5:10 PM
To: Michelle Marigoni
Subject: Re: Business License application for Pipe Dream Design LLC

Michelle,

I design and prototype products in various industries. For some customers, I also contract to build the products. Some examples of things that I have built and will be building are wood furniture, metal signs for businesses, aftermarket accessories for vehicles, and outdoor propane burners for cooking. I outsource the majority of the manufacturing and plan on doing the final assembly of my products at this shop in Riverdale. The equipment and tools that I use are small power tools, 3d printers, small metal press brake, small CO2 laser, and an occasional welder. I have been doing all of this in a home garage and am in need of more space.

Thanks

Jake

From: Michelle Marigoni <mmarigoni@riverdalecity.com>
Sent: Monday, January 29, 2024 5:48 PM
To: Jake Mackley <jakermackley@hotmail.com>
Subject: RE: Business License application for Pipe Dream Design LLC

Jake,

Can you tell me a little more about your business? What is being assembled?

Thanks,
Michelle Marigoni

From: Jake Mackley <jakermackley@hotmail.com>
Sent: Saturday, January 27, 2024 8:44 PM
To: Michelle Marigoni <mmarigoni@riverdalecity.com>
Subject: Business License application for Pipe Dream Design LLC

Hi Michelle,

I am applying for a business license in Riverdale City. I have attached the application and the TC-69 form. Let me know if there is anything else that you need from me.

Thanks,

Jake



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 166186564

▶ Transaction detail for payment to Riverdale City.		Date: 02/21/2024 - 3:51:47 PM MT	
Transaction Number: 213628481 Visa — XXXX-XXXX-XXXX-9334 Status: Successful			

Account #	Item	Quantity	Item Amount
	Zoning ampamp Subdiv. Fee	1	\$75.00
Notes: 4042 PACIFIC AVE			

TOTAL: \$75.00

Billing Information
JAKE NACKLEY
84405

Transaction taken by: Admin cjacobsen

Conditional use permit
Sundry