

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 27, 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
- Kathy Eskelsen, Commissioner
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner
- Celeste Noland, Commissioner
- Randy Poulsen, Commissioner

City Employees: Michelle Marigoni, City Recorder

Excused:

Visitors: Joe Gracey
Jake Mackley

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

Michelle Marigoni presented updates on the following:

- The gravel pit bill has been returned to committee, so it will most likely not be passed this year.
- Ribbon cutting for Bricks & Minifigs rescheduled for Friday 3/1 at 10:00am.
- Community Development Director interviews are scheduled for 2/28.
- Mayor is working on filling Kathy Eskelsen's commission seat.

D. Consent Items

1. Consideration of Meeting Minutes from:

February 13, 2024 Work Session
February 13, 2024 Regular Meeting

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

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.**

Joe Gracie represented Joe's Car Connection and explained the request for the permit, which involves automobile new or used sales and service, falling within the general plan use for the area. The Planning Commission is the approving body for the permit. There were discussions about the differences between a conditional use permit and a business license, clarifying that the permit is not a green light for immediate business operations. Concerns were raised about property issues such as detention basins, rock walls, and potential soil contamination, which need resolution before proceeding with the site plan and business license. Mr. Gracie addressed some issues, stating that he submitted engineering for the rock wall behind the building and acknowledged the necessity of addressing other concerns. The commission emphasized the need to clarify that the permit does not authorize immediate business operations until all conditions are met.

Motion: Commissioner Hermann moved to approve the conditional use permit request for Joe's Car Connection located at 5030 Freeway Park Drive, Riverdale Utah 84405, as requested by Joe Gracey, provided that all staff issues are resolved and with findings that the business type is compatible with the area businesses and will not pose a hazard to the safety of the residents in the area.

Second: Commissioner Eskelsen

Vote:

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

Motion passes unanimously.

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.

Jake Mackley, representing Pipe Dream Designs LLC, provided information about the business and its operations. Pipe Dream Designs LLC is a custom manufacturing and retail sales business specializing in laser cutting, CNC machining, and 3D printing.

Jake Mackley clarified that the CO2 laser used in the business is contained within a glass tube and does not emit CO2 gases. The business primarily operates with common materials such as wood, metal, and fabric, using the laser for engraving and cutting. Mackley also mentioned the use of 3D printers for designing and engineering purposes, which do not emit harmful substances in significant quantities.

Regarding operations, Mackley explained that the business mainly operates on a pre-order basis, with minimal foot traffic expected for pickups. Waste generation is limited, consisting mainly of packaging and small scraps, with no hazardous materials involved. Mackley confirmed that the business operates independently of its neighbor, Alpha Customs, and is solely engaged in contract work.

Mr. Brooks raised concerns about safety inspections, emphasizing the importance of fire and building inspections before the business can commence operations. Mackley was informed that inspections would be conducted before moving in, and he would need to follow proper protocols to obtain a business license.

Overall, the discussion focused on ensuring compliance with safety regulations and proper procedures before the business could start operating.

Motion: Commissioner Spiers moved to approve the conditional use permit request for Pipe Dream Design LLC, located at 4042 Pacific Avenue #102, Riverdale Utah 84405, as requested by Jake Mackley, provided that building and fire codes are complied with.

Second: Commissioner Poulsen

Vote:

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

Motion passes unanimously.

F. Comments

G. Adjournment

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As there was no further business to discuss, Commissioner Eskelsen moved to adjourn. This was seconded by Commissioner Hermann. All were in favor and the Planning Commission meeting adjourned at 7:22 p.m.

Date Approved: