

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 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:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Colleen Henstra, 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 except for Commissioner Henstra, who was excused. 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. Cooper reported that Ken Garff has begun their demolition and remodel, and Chucky Cheese has started theirs. America First has started land work in preparation for their next building, and their first building is in the final inspections stage. Ashley Furniture is open, and they have closed the Layton store.

D. Consent Items

1. Consideration of Meeting Minutes from:

March 12, 2024 Work Session
March 12, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. Commissioner Hermann moved to approve the consent items. Commissioner Ney seconded the motion, and all were in favor.

E. Action Items

1. **Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.**

Mr. Cooper presented a series of slides which provided a summary of the background of the Wasatch Kia dealership site, mentioning its significant remodel and rebranding in 2017. The discussion highlighted the incomplete improvements from the previous site plan approval and the need for further improvements. These included exterior additions to the building, stormwater management, and sidewalk installation. The presentation outlined the timeline of previous approvals and the current proposal for an amended site plan, focusing on a 3,380 square foot building addition and associated stormwater improvements.

Concerns were raised regarding the drainage system for the wash bay and the adequacy of water management practices. Commissioners discussed the need for a sand and oil separator to handle runoff from the expanded wash bay and questioned whether the original approval's conditions still applied. The presentation clarified that the original plan included a separator, but it was unclear if it carried over to the current proposal.

Commissioners expressed the importance of ensuring compliance with water management regulations and requested further information before making a decision. Options discussed included approving the plan subject to resolving the drainage system issue, tabling the decision for more information, or modifying the proposal to address concerns. The presentation concluded with a recommendation for approval contingent on addressing the drainage system's compliance.

Motion: Commissioner Noland moved to table the application by H&P Investments on behalf of Wasatch Kia based on the absence of information necessary to make a decision, which is that information is needed about the water drainage for the wash bay.

Second: Commissioner Ney seconded the motion.

Vote:

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

Motion passes unanimously. This item will be tabled until further requested information is received.

F. Comments

Commissioner Spiers discussed a request from a resident regarding safety concerns on a local street where kids play. She mentioned Kathy Eskelsen, a previous planning commissioner, had raised the issue of installing a sign indicating that the street is not a through street due to speeding cars. Mr. Cooper noted that he had promised to follow up on this matter with Mr. Douglas, though he hadn't had a chance to do so yet.

There was a brief discussion about the potential closure of the trail due to spring runoff. Mr. Cooper noted there had not been any updates on this issue in staff meetings, indicating that it might not be a concern this year.

Commissioner Ney shared a personal experience regarding the inability to cancel a recycling container despite a change in household size. She expressed frustration at being required to pay for a recycling can that was no longer needed. Commissioner Spiers echoed this sentiment, emphasizing that some residents might not find the recycling program cost-effective, especially if limited materials can be recycled.

Commissioners discussed the quality of recycling cans, noting that many were cracked or had holes. They questioned the effectiveness and cost-benefit of the recycling program, particularly regarding what materials are actually being recycled and whether the city benefits from it.

Mr. Cooper said he would look into the recycling program to understand its terms and whether residents can opt out, as commissioners were concerned that canceling the recycling service seemed to be a challenge despite not needing it anymore.

G. Adjournment

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

Date Approved: 4/30/2024