

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 30, 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  
Colleen Henstra, Commissioner

City Employees: Brandon Cooper, Community Development Director  
Michelle Marigoni, City Recorder

Excused:

Visitors:

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:36 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. Cooper commented there was nothing to share for this meeting.

**D. Consent Items**

1. Consideration of Meeting Minutes from:

April 23, 2024 Work Session  
April 23, 2024 Regular Meeting

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

**E. Action Items**

1. **Motion to un-table Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.**

**Motion:** Commissioner Noland moved to un-table the item. Seconded by Commissioner Poulsen.

Vote:

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

Motion passed unanimously; item was un-tabled for discussion.

**2. 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 began with an expression of gratitude towards attendees for their willingness to convene during an off week. The discussion revolved around a proposal submitted in 2017 for the construction of a service bay building and a port cure, with the current focus on an amended proposal.

There had been confusion regarding the presence and location of a floor drain trench that would accept discharge in the new service bay and wash bay, as well as the conditions surrounding it. The existing condition showed Kia operating an 8-bay service area with an entrance on the east side and an exit on the north side, alongside an additional wash bay. The proposal aimed to demolish a small block area and replace it with a larger area containing both service bays and a wash bay. Currently, there is an existing floor drain in the service area that discharges into the sanitary sewer, while the wash area's discharge flows out to the street. The proposal sought to rectify this by bringing all discharge into a single building, connecting it to the sanitary sewer, as required.

The 2017 proposal included both buildings with on-site retention and the addition of a sand and oil separator as part of the new construction. The proposed site plan retained most aspects of the 2017 approval, with some exceptions such as the port cure addition and the installation of a sidewalk, which was deferred in the previous approval but is now required.

Detailed plans and drawings were presented, illustrating the proposed improvements, including additional service bays and a wash bay, with all discharge contained within the building and connected to the sanitary sewer. The elevation of the proposed building was also shown, indicating a simple block building consistent with existing structures. Following the clarification provided, the commissioners found it to be in compliance with the general plan and satisfying all relevant city code requirements.

Commissioners expressed appreciation for the additional clarification and felt confident in moving forward with a decision now that all relevant information was available.

**Motion:** Commissioner Noland moved to send a positive recommendation to the application by H&P Investments on behalf of Wasatch Kia.

**Second:** Commissioner Ney seconded the motion.

Vote:

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

Motion passed unanimously.

**F. Comments**

Chair Anderson extended a welcome to Commissioner Henstra, who had recently been appointed. There was appreciation expressed for Mr. Cooper's assistance in understanding the discussed matter better, with gratitude for his patience. Additionally, there was a mention of an outstanding inquiry about recycling, which had not been addressed yet due to oversight but was expected to be discussed with the Public Works director.

**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 6:51 p.m.

Date Approved: 5/14/2024