

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 13, 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:	Logan Johnson Thatiam Falls

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

Community Development update on new or upcoming businesses and projects.

- Panera was approved and is working on getting a building permit. The RDA funding has been approved.
- Tesla opening in August.
- Chucky Cheese opening in September.
- Ichiban Sushi has opened and will have a grand opening on August 28th.
- America First has been moving along.
- RDA work is going on behind the scenes for West Bench.
- The AFCU roundabout will hopefully be done by the end of October.

D. Consent Items

1. Consideration of Meeting Minutes from:
July 23, 2024 Work Session
July 23, 2024 Regular Meeting

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

E. Action Items

1. **Consideration of Ken Garff Parking Lot Site Plan approval extension request for a six-month period to February 1, 2025, for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.**

Mr. Cooper presented information for items 1, 2 and 3, all regarding the Ken Garff Parking Lot, and clarified that the extension is for a plat approval extension (there was an error on the agenda wording). The developer has had complications with adjacent landowners on a land swap and coordinating finances with the site plan approval. The site must be developed to accommodate the apartments.

Logan Johnson with Wright Development answered questions for commissioners. Commissioner Poulsen asked if the developers were confident that all parties would be able to meet the new deadline. Mr. Johnson felt more confident today than a year ago.

Motion: Commissioner Noland moved to approve the Ken Garff Parking Lot Plat approval extension request for a six-month period to February 1, 2025, for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Second: Commissioner Henstra

Vote:

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

Motion passes unanimously.

2. Consideration of a Conditional Use Permit request for Ken Garff parking lot located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Mr. Cooper went over the conditional use permit approval considerations.

Motion: Commissioner Spiers moved to approve the Conditional Use Permit request for Ken Garff parking lot located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Second: Commissioner Poulsen

Commissioner Noland noted that commissioners felt the area would not increase the traffic adversely or have other detrimental effects on the residential area.

Vote:

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

Motion passes unanimously.

3. Consideration of forwarding a recommendation to City Council for Final Site Plan for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Mr. Cooper went over the site plan background, code, general plan compliance and land use plan compliance. Landscaping requirements have been met or exceeded and slats will be added to the fencing.

The purchase of water shares or transfer of water rights and the stormwater prevention plan are still pending, but the developers are aware and have a plan to submit these items. Commissioner Noland asked if the slats will go all the way around the property. Mr. Johnson confirmed that the lot would be obscured from the residents. Commissioner Noland asked about the traffic to and from the lot. Mr. Johnson said it is an excess storage lot for their main operation, so there should be minimal traffic.

Commissioner Ney asked if they were planning to have more cars than spaces. Mr. Johnson clarified that the lines will be painted and there will be no more than one car per slot. They are hoping to have it paved by October 15. Commissioners agreed it would be an improvement. Commissioner Poulsen asked about semi-truck and nighttime traffic, which Mr. Johnson believed would be over at their main property. Mr. Cooper noted that conditions could be added to the conditional use permit if necessary.

Commissioner Anderson asked about security fencing. The current application does not include any barbed-wire fencing, so Garff is looking into other security options, including lighting and possible security systems. Commissioner Noland inquired about the lights, which would be down-facing and should not affect the residents.

Motion: Commissioner Hermann moved to forward a positive recommendation for Final Site Plan for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Second: Commissioner Henstra.

Vote:

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

Motion passes unanimously.

4. Consideration of Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC.

Mr. Cooper presented slides and background on the subdivision plat approval by city council in August 2023. Delays have been experienced by the developers as well as dramatic increases to interest rates and construction materials. Contract and water negotiations with the city have taken a long time, contributing to the delay.

There was a question about the PRUD Overlay code, which states amenities must be built in the first phase. Mr. Cooper explained the development agreement addressed this, noting that bonding has been approved to guarantee the completion of the amenities in the third phase. Thatiam Falls with Goldcrest Homes gave a brief history of the agreement with Mike Eggett, former Community Development Director, to move the amenities to the third phase with a bonding guarantee. The bond amount and water shares have been in discussion with the city.

Commissioner Noland asked if the bond amount had been discussed. Mr. Cooper believed that the development agreement addressed this as total cost.

Commissioner Anderson asked if stipulations could be added to the extension approval. Mr. Cooper explained that there was nothing in code stating that a planning commission could do this and recommended tabling rather than trying to add conditions.

Mr. Falls agreed that two weeks should be long enough to address the bonding issue if the item was tabled until then. Commissioner Noland felt tabling would give the developer time to address it and allow the Planning Commission to consider the extension when it is completed.

Motion: Commissioner Noland moved to table Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC. Until August 27th to ensure a bond is in place to ensure amenities are completed in phase 3.

Second: Commissioner Spiers

Vote:

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

Motion passes unanimously, item will be tabled until August 27, 2024.

5. a) Discussion regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

Mr. Cooper said changes to the site plan process in the Planning Commission bylaws were proposed during the last meeting. Changing the bylaws had effects on the code, which spurred the proposed Title 10 changes.

Commissioner Hermann had no concerns, as the item was discussed at length during the last meeting.

b) Consideration to set a public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendment

Motion: Commissioner Hermann moved to set a public hearing for August 27th, 2024 for the revisions to the code.
Second: Commissioner Noland.

Vote:

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

Motion passes unanimously. A public hearing will be scheduled for August 27th, 2024.

6. Consideration to approve proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.

This action is related to the previous item, but this motion would be to formally amend the bylaws.

Motion: Commissioner Noland moved to approve proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct, as it was discussed at length.

Second: Commissioner Poulsen

Commissioner Anderson questioned whether the streamlined process is working well for everyone and whether sufficient information is provided to make informed decisions. Commissioners generally agreed that, with the site plan having been thoroughly vetted and that recommendations were made before the final approval, they felt confident that the necessary details were addressed, simplifying the decision-making process. The Ken Garf project was cited as an example where all requirements were met, and concerns, such as the number of parking spaces, were appropriately addressed.

Vote:

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

Motion passes unanimously.

F. Comments

Commissioners expressed appreciation for the transparency and honesty shown by city staff, important qualities in decision-making. There was a recognition of the challenges posed by the lack of historical context in some decisions, with acknowledgment of the value of patience and collaboration. The conversation also covered the need for better communication regarding development agreements and site plan approvals, with suggestions to streamline access to information.

Mr. Cooper spoke about the potential implementation of temporary ordinances to regulate short-term rentals and rehabilitation centers. Ongoing and upcoming development projects were also discussed, with an interest in involving citizens in planning processes for future community developments.

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 8:03 p.m.

Date Approved: 8/27/2024