****Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, December 22, 2020 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Amy Ann Spiers, Chairman

Rob Wingfield, Vice Chairman

Rikard Hermann, Commissioner

Wanda Ney, Commissioner   
 SuzetteDeMar**,** Commissioner

Kent Anderson, Commissioner

City Employees: Norm Searle, Mayor

Mike Eggett, Community Development   
 Shalee Nay, City Recorder

Excused: Blair Jones, Commissioner

Visitors: Erik Anderson Dee Hansen Spencer Connolly

Jeff Randall Todd Meyers

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Spiers invited everyone to the Planning Commission meeting and stated for the record that Commissioner Jones is excused from tonight’s meeting, and Commissioner Hermann will be joining the meeting soon.   
  
**Presentations and Reports:**

Chairman Spiers turned the time over to Mike Eggett, the Community Development Director who reported the following:

* Mr. Eggett stated that Five Below has a building permit that has been issued.
* Harbor Freight tools is finalizing plans, but they are moving forward.
* Scandinavian Designs has a temporary business license permit.
* Demolition on the old Best Buy building is set to be completed within the next few weeks.
* Business’s currently located next to the old Best Buy building will be moving, they will still be in Riverdale.
* The Zeppes building is almost completed, they have only a few more items to finish.

Norm Searle, Mayor, asked if he could take a few moments to speak with the Commission. He thanked each Commissioner for their hard work and dedication. He noted that the City relies on them to consider changes to the city that is requested. He wished all Commissioners and city staff a Merry Christmas and a healthy, fun New Years.

**Consent Items:**

Chairman Spiers invited discussion for any changes or corrections to the minutes for November 24, 2020 Regular and Work Session Planning Commission meeting. Chairman Spiers noted a spelling error.

**Action Items:**

Chairman Spiers invited any discussion on the first part of the action item, Discussion regarding proposed rezone request for properties located at approximately 1450 West Riverdale Road, Riverdale, Utah.

Mike Eggett went over the application submitted by the applicant and stated that the second part of the action item is to set a Public Hearing for Proposed Rezone Request from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning for properties located at approximately 1450 West Riverdale Road, Riverdale, Utah 84405, as requested by Maverik (Erik Anderson). Mr. Eggett noted that the date for the Public Hearing would need to be set on January 12th, 2021.

Commissioner Hermann noted that there is a letter from the City Engineer in the packet. In that letter the Engineer did recommend approval to send to the council with a favorable recommendation.

Chairman Spiers invited discussion on the first part of the second action item, Consideration of Final Subdivision Site Plan and Plat recommendation for approval of Riverdale Landing Phase 2 Subdivision, property located approximately 4182 South and 4194 South Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

Mike Eggett went over the executive summary which explained; The DRH Company, as represented by Eric Malmberg (project engineer), has submitted updated documentation for a Final Subdivision and Site Plan review of two new restaurant buildings with drive-thru, new private access drive aisles, new utilities, and supporting facilities development project for real estate located approximately between 400 and 500 West along Riverdale Road (to the direct north of Krispy Kreme). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this

request is also planned to go through a conditional use review as a secondary component for this item. This

subdivision and site plan are being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this subdivision and site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend City Council approval of the Riverdale Landing Phase 2 Subdivision and site plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not recommend approval of the proposed subdivision and site plan with the appropriate findings of facts. If a recommendation is provided, then this matter

could move forward to a future Final Subdivision and Site Plan approval consideration process with the City Council.

Chairman Spiers invited discussion on the second part of the second action item, Consideration of Conditional Use Permit request for restaurant with drive-in use request at approximately 4182 South and 4194 South Riverdale Road, Riverdale, Utah in the Regional Commercial (C-3) Zone, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

Mr. Eggett went over the executive summary which explained; Mr. Malmberg has filed for a conditional use permit, on behalf of The DRH Company, to request a conditional use approval for two new restaurant buildings with drive-thru use on two building sites located at approximately 4182 South and 4194 South Riverdale Road. This property is in a Community Commercial (C-2) zone and is owned by DRH Properties, LLC. Within the C-2 zone matrix the following: “restaurant, with drive-in” is established as a conditional use category of use of approval consideration by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-2 zone. Previously this location was being utilized as vacant undeveloped property. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for two new restaurant buildings with drive-thru use at this location based on sufficient findings of fact to support the decision.

Chairman Spiers invited discussion on the first part of the third action item, Consideration of Final Site Plan recommendation for approval of Raising Cane’s Restaurant, property located approximately 4168 South Riverdale Road, Riverdale, Utah 84405, as requested by PM Design Group, Kimley-Horn, and Raising Cane’s Restaurants, LLC.

Mike Eggett went over the executive summary which explained; PM Design Group, Kimley-Horn, and Raising Cane’s Restaurants, as represented by Maurissa Muha and Chris Bick, have provided updated documents for a Final Site Plan review of a new restaurant building with drive thru and supporting facilities development project for real estate located at approximately 4168 South Riverdale Road (to the direct south of the old Farmers Insurance building). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this request is also planned to go through a conditional use review as a secondary component for this item. This site plan is being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend City Council approval of the Raising Cane’s site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommend approval of the proposed site plan with the appropriate findings of facts. If a recommendation is provided, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Chairman Spiers invited discussion on the second part of the third action item, Consideration of Conditional Use Permit request for restaurant with drive-in use request at approximately 4168 South Riverdale Road, Riverdale, Utah in the Regional Commercial (C-3) Zone, as requested by PM Design Group, Kimley-Horn, and Raising Cane’s Restaurants, LLC.

Mike Eggett went over the executive summary which explained; PM Design Group, Kimley-Horn, as represented by Maurissa Muha and Chris Bick have filed for a conditional use permit, on behalf of Raising Cane’s Restaurants, to request a conditional use approval for a new restaurant building with drive-thru use on a new building site located at approximately 4168 South Riverdale Road. This property is located in a Community Commercial (C-2) zone and is owned by DRH Properties, LLC. Within the C-2 zone matrix the following: “restaurant, with drive-in” is established as a conditional use category of use for approval consideration by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-2 zone. Previously this location was being utilized as vacant undeveloped property. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for a new restaurant building with drive-thru use at this location based on sufficient findings of fact to support the decision.

Chairman Spiers invited discussion on the fourth and final action item, Discussion, and consideration to approve 2021 Annual Planning Commission Calendar.

Shalee Nay, City Recorder, stated that the 2021 City Council calendar was approved during their last meeting. She invited any amendments or additions to the 2021 Planning Commission calendar.

**Discretionary Items:** . There were no discretionary items.   
  
**Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:32 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.