 Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, December 22, 2020, at 6:30 p.m., at the Civic Center, 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: Mike Eggett, Community Development   
 Shalee Nay, City Recorder

Excused: Blair Jones, Commissioner

Visitors: Erik Anderson Dee Hansen Spencer Connolly

Jeff Randall Todd Meyers

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:33p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that Commissioner Hermann will be joining momentarily.

1. **Public Comment** Chairman Spiers asked for any public comments and noted if any persons are here for the Public Hearing, they should wait until the hearing is opened before addressing the Commission.
2. **Presentations and Reports**

Chairman Spiers turned the time over to Mr. Eggett 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.
* Lucky Buffet has relocated to South Ogden. That building is now vacant.

1. **Consent Items**

**1. Consideration to approve meeting minutes from the Planning Commission Meeting held on November 24, 2020** Chairman Spiers asked for changes or corrections to the Planning Commission meeting minutes for the November 24, 2020 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Wingfield moved to approve the meeting minutes. Commissioner Ney seconded the motion. All voted in favor. Motion passes.

There was no discussion regarding this motion.

1. **Action Items**

**1a Discussion regarding proposed rezone request for properties located at approximately 1450 West Riverdale Road, Riverdale, Utah.**

Mike Eggett invited discussion regarding the rezone request. He went over the application that was submitted from the applicants requesting the rezone on properties located at 1450 West Riverdale Road.

**1b. Consideration to set 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).**

**MOTION:** Commissioner Hermann moved set a Public Hearing for proposed Rezone Request on January 12, 2021. Commissioner Anderson seconded the motion.

Chairman Spiers invited discussion on the motion

**2a. 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.**

Mr. 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 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 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.

Commissioner Hermann wanted to express how pleased he was with the applicant getting everything done in such a timely manner.

Commissioner Ney asked if there are still any homes up around that location. Mr. Eggett noted that those houses have been removed by the RDA. Commissioner Ney asked if there are any plans since that property is vacant. Mr. Eggett stated that there are plans in the works.

**MOTION:** Commissioner Wingfield moved to send this item to the City Council with a favorable recommendation. Commissioner Hermann seconded the motion.

Chairman Spiers invited discussion on the motion.

**ROLL CALL VOTE: All Commissioners voted in favor.**

**2b. 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-2) Zone, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.**

Mike 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 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 two new restaurant buildings with drive-thru use at this location based on sufficient findings of fact to support the decision.

**MOTION:** Commissioner Anderson moved to approve conditional use permit with provisions that it is not to disturb surrounding homes or businesses Commissioner Ney seconded the motion.

Chairman Spiers invited discussion on the motion.

**ROLL CALL VOTE:** All Commissioner voted in favor.

**3a. 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.

Commissioner Spiers thanked the applicants for the great job. Commissioner Ney asked if the storm water issue has been resolved. Mr. Eggett noted that in a department staff report, it was noted a few minor technicalities. But nothing that would prevent them with continuing.

**MOTION:** Commissioner Hermann moved to forward this item to the City Council with a favorable recommendation. Commissioner Wingfield seconded the motion.

Chairman Spiers invited discussion on the motion.

**ROLL CALL VOTE:** All Commissioners voted in favor.

**3b. 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-2) Zone, as requested by PM Design Group, Kimley-Horn, and Raising Cane’s Restaurants, LLC.**

Mr. 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 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.

Commissioner Anderson noted that this design is the same layout as the layout of the Starbucks. Mr. Eggett confirmed that it is similar.

**MOTION:** Commissioner Wingfield moved to approve Conditional Use Permit. Commissioner Anderson seconded the motion.

Chairman Spiers invited discussion on the motion.

**ROLL CALL VOTE:** All Commissioners voted in favor.

**4. Discussion and consideration to approve 2021 Annual Planning Commission Calendar.**

Shalee Nay, City Recorder, stated that the 2021 Planning Commission calendar has been put together and she welcomed amendments and/or additions to the meetings scheduled.

Mike Eggett asked if one of the dates on the calendar was for a Strategic Planning meeting and if so if it needed to be on the Planning Commission’s calendar. Shalee Nay stated that the date was for City Council and noted that she will remove that date and get it updated.

**MOTION:** Commissioner Hermann moved to approve 2021 Planning Commission calendar. Commissioner Wingfield seconded the motion.

Chairman Spiers invited discussion on the motion.

1. **Discretionary Items**

Mr. Eggett thanked all the Commissioners for their dedication throughout this challenging year.

Commissioner Spiers thanked everyone for all their support during the hard time that she has gone through. She noted that Riverdale City has the best people that are so thoughtful and caring.

Commissioner Anderson asked about Café Rio, and where it is going to be located. Mike Eggett noted that Café Rio is swapping, they are going to be coming to Riverdale and Lucky Buffet is going to be going to South Ogden.

1. **Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Hermann moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.   
  
The meeting adjourned at 6:51 p.m..

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Amy Ann Spiers Shalee Nay

Planning Commission Chair City Recorder

Date Approved: 1-12-2021