Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 23, 2021, 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

Robert Wingfield, Commissioner  
 Blair Jones, Commissioner

Rikard Hermann, Commissioner   
 Wanda Ney, Commissioner   
 Suzette DeMar, Commissioner

Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development

Shalee Nay, City Recorder

Visitors: Jared Johnson Erik Anderson Alexander Usdan

Victoria Lara Guy Lara Natalie Nickels

Jake Tate

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:31 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

1. **Public Comment** Chairman Spiers asked for any public comments and there were none.
2. **Presentations and Reports**

Chairman Spiers turned the time over to Mr. Eggett who reported the following:

* It was noted that during last week’s council meeting that Chairman Spiers and Commissioner Hermann were appointed for another 4-year term.
* There are 8 days left for the legislative session.
* There has been another rezone request submitted.
* Zeppes is open as of Friday and they seem to be doing good.
* Five Below may open late March, located next to the old Best Buy building.
* Harbor Freight should be open early April.
* There is an RDA project in process

1. **Consent Items  
   1. Consideration to approve meeting minutes from the Planning Commission Meeting held on February 9, 2021.**

**MOTION:** Commissioner Jones moved to approve consent items meeting minutes. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.  
  
 **CALL THE QUESTION:** The motion passed unanimously.

1. **Action Items**
2. **Consideration of Conditional Use Permit request for the modification of an off**

**premises advertising sign and digital display conversion of signage at**

**approximately 5121 South 1500 West, Riverdale, Utah 84405; as requested by**

**Reagan Outdoor Advertising.**

Mike Eggett, Community Development, went over the executive summary which explained; Reagan Outdoor Advertising, as represented by Victoria Lara, has filed for a conditional use permit as required by 10-16-7(B.) of the Riverdale City Code, to convert the existing off premises advertising sign (billboard) at approximately 5121 South 1500 West to an alternative double-faced sign in this relative location. Further, the applicant has requested that the existing signage be converted to digital display on the modified off premises advertising sign configuration for these proposed signs. Historically, this existing off premises advertising sign has been in the incorrect location on the site and, per Utah State Code 10-9a-513(2)(b), the applicant seems to be permitted to relocate this existing sign to its corrected location as part of this process. The existing off premises advertising sign is currently located within a CP-3 zone. Per City Code, Reagan Outdoor Advertising may request this sign conversion and subsequent digital sign improvements subject to a conditional use review for the proposed sign face changes and electronic sign alterations. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested Reagan Outdoor Advertising off premises advertising sign conversion and digital display modifications.

Commissioner Anderson asked about the elevation of the new sign compared to the current one. Guy Larsen noted that the sign will be lifted about 20 feet and moving it 50-75 feet East. Commissioner Anderson noted that there are homes and residential dwellings close to the area and asked if the new sign would affect those homes due to the bright light. Mr. Eggett noted that it would be 200 feet away from Cherry Creek Apartments and it will not be a nuisance.

**MOTION:** Commissioner Jones moved to approve the conditional use Permit. Commissioner Wingfield seconded the motion.

1. **Consideration of Final Subdivision Site Plan and Plat recommendation for approval of Riverdale Center VI Subdivision, property located approximately 4163-4177 South Riverdale Road, Riverdale, Utah 84405; as requested by Anderson Wahlen & Associates, Inc and Riverdale Center North, LLC.**

Mike Eggett, Community Development, went over the executive summary which explained; Riverdale Center North, LLC (CCA), as represented by Jake Tate (AWA Engineering Group), has submitted for a Final Subdivision and Site Plan review of the Riverdale Center VI Subdivision which is a three-lot subdivision development project with new private access drive aisles, new utilities, and supporting facilities for real estate located approximately between 4163 South and 4177 South along Riverdale Road (on the old Best Buy site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. During the last Commission meeting on January 26, 2021, the Planning Commission approved the Preliminary Site Plan for this project proposal. 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 Riverdale Center VI 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 recommending City Council approval of the proposed subdivision and site plan with the appropriate findings of facts. If recommendation to City Council was provided, then this matter could move forward to a future Final Subdivision and Site Plan approval consideration process with the City Council.

Commissioner Hermann noted how impressed he is with the applicant’s preparedness.

**MOTION:** Commissioner Ney moved to forward with a favorable recommendation. Commissioner Demar seconded the motion.

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

1. **Consideration of Final Site Plan recommendation for approval of Dutch Bros Coffee, property located approximately 4177 South Riverdale Road, Riverdale, Utah 84405; as requested by Dutch Bros, LLC, and Barghausen Engineers.**

Mike Eggett went over the executive summary which explained; Dutch Bros. LLC, as represented by Savannah Hutchins (Barghausen Engineers) and Russ Orsi, has submitted for a Final Site Plan review of a new café drive-thru and supporting facilities development project for real estate located at approximately 4177 South Riverdale Road (on the south end of the old Best Buy building site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that is located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. During

the last Commission meeting on January 26, 2021, the Planning Commission approved the Preliminary Site.

Plan for this project proposal. 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 Dutch Bros Coffee site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommending City Council approval of the proposed site plan with the appropriate findings of facts. If recommendation to City Council was provided, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Commissioner Ney asked if there is going to be indoor access. Mike Eggett answered, no.

**MOTION:** Commissioner Jones moved to forward with a favorable recommendation. Commissioner Wingfield seconded the motion.

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

1. **Consideration of Preliminary Commercial Site Plan approval of Maverik, Inc Store, property located approximately 1450 West Riverdale Road, Riverdale, Utah 84405; as requested by Maverik, Inc and Anderson Wahlen & Associates.**

Mike Eggett went over the executive summary which explained; Maverik, Inc, as represented by Erik Anderson and AWA Engineering, has applied for a Preliminary Site Plan review of a fuel service center and convenience store facility with supporting services for real estate located at approximately 1450 West Riverdale Road (on the current Gibby Floral site). The affected parcels are contingently zoned in Regional Commercial (C-3) zone and this zoning is subject to the future potential approval of this project’s site plan. This site plan is being proposed for development on property that located on an existing floral business. The property is currently owned by Whitewell York, 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 giving preliminary approval of the Maverik, Inc site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

Commissioner Hermann noted that the traffic flow is a concern to him. He then asked how long it will take for a traffic study to be performed. Erick Anderson noted that AWA is going to be conducting a report within three to four weeks.

Commissioner Ney asked what the plain is regarding water. She noted that the irrigation water is not functioning and asked if the plan is to fix that. Mr. Anderson stated that the Gibby family has water shares and that is what they plan to do for the water.

Commissioner Hermann asked if the Commission should consider tabling this item until the traffic study is completed. Mr. Eggett noted that this request is a preliminary request, not the final, so the Commission would be okay to continue with this item today if they choose to.

**MOTION:** Commissioner Anderson moved to approve pending items that were listed by staff are addressed. Commissioner Wingfield seconded the motion.

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

1. **Discretionary Items** Commissioner Jones noted that for future meetings that all attendees need to be reminded to make sure their mics are off so there is no feed back on others speaking.

Mike Eggett noted that he is wanting to schedule a training soon. He also noted that he is going to send out training modules to the Commissioners.

1. **Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Wingfield moved to adjourn the meeting. Commissioner Ney seconded the motion; all voted in favor.

The meeting adjourned at 7:36 p.m.

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Amy Ann Spiers Shalee Nay

Planning Commission Chair City Recorder

Date Approved: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**