Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 26, 2022, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Chairman

Blair Jones, Commissioner

Amy Ann Spiers, Commissioner

Wanda Ney, Commissioner

Rikard Hermann, Commissioner

Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development

Michelle Marigoni, City Recorder

Excused: Robert Wingfield, Vice Chairman

Visitors: Tammy Donohoo

Lynn Donohoo

Kord Cutrubus

Kearston Cutrubus

Troy Cutrubus

Hugh Parke

Raelyn Boman

Jake Tate

Natalie Nichols

1. **Welcome & Roll Call**

The Planning Commission Meeting began at 6:33 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

1. **Public Comment**

Chairman Eskelsen asked if there were any public comments. There was none.

1. **Presentations and Reports**

Mrs. Eskelsen turned the time over to Mr. Eggett, who reported the following:

* Maverik is moving along and is anticipated to open around August
* Cheddar’s site is being prepared for development
* Chick-Fil-A should start renovations in the spring
* Shopko and Joann subdivisions are complete
* Walmart project will start this year
* New Subdivision for the MotorVu area will be on an upcoming meeting.
* Planning Commissioners may want to look at the minutes/recording from the last RDA meeting, as items will start coming to PC meetings in the next few months.

1. **Consent Items**1. **Consideration of Meeting Minutes from March 22, 2022 Work Session and March 22, 2022 Regular Meeting.**

Mrs. Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Jones moved to approve the minutes; Commissioner Spiers seconded the motion, and all were in favor.

1. **Action Items**

**Consideration of Conditional Use Permit request for Restaurant, Drive-In proposed property use located at approximately 4142 South Riverdale Road, as requested by H&P Investments, LLC.**

Discussion: Mr. Eggett went over the executive summary and stated the main reason for the CUP is the proximity of the apartments nearby.

Motion: Commissioner Jones moved to approve the Conditional Use Permit.

Second: Commissioner Spiers

Roll call vote:

Commissioner Anderson: Yes

Commissioner Spiers: Yes

Commissioner Hermann: Yes

Commissioner Ney: Yes

Commissioner Jones: Yes

Commissioner Eskelson: Yes

**a. Consideration to approve proposed Preliminary AFCU Corporate Campus Subdivision, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.**

**b. Consideration to approve proposed Preliminary AFCU – Ops Building Site Plan, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.**

Discussion: Mr. Eggett explained items 2a and b and 3a and b are all part of the same subdivision. There needs to be a public hearing to address the roadway vacation. The site plan is for the operations building located to the west of the current data center. A new road would run east to west and connect to the old Cozy Dale, which would become a private road.

Mr. Eggett went over the executive summaries and items in the packet, including engineering comments. He noted the vacation plat was received today. A design review meeting will be required. The landscaping percentages are not known, but the new landscape ordinance will need to be followed.

This is a 15- to 20-year plan and is a large development. The preliminary approvals will allow them to address comments from staff and engineers before moving forward.

Ms. Ney asked Jake Tate, AWA if a traffic study has been completed, as this is a busy road already. Mr. Tate said the traffic study has been done with the 15-year plan in mind, and that they are in the process of working with jurisdictions to address the traffic issues. They are basing the size of the project on the future plans for the roads, including the size of the new road. A roundabout will be added, also bike lanes and walking paths.

Mrs. Ney asked if the traffic would be spread out through the hours or if it would all be during business hours. AFCU hours are mainly during the day. Mr. Tate explained the campus will be mostly pedestrian and shuttle or trolley systems. The intent is for it to be a community and walkable where the employees can be outside and have a place to go.

Mr. Anderson stated for the record that he is an employee of America First.

(2a) Motion: Commissioner Jones moved to approve the subdivision

Second: Commissioner Spiers

Roll call vote:

Commissioner Ney: Yes

Commissioner Spiers: Yes

Commissioner Eskelsen: Yes

Commissioner Hermann: Yes

Commissioner Anderson: Yes

Commissioner Jones: Yes

(2b) Motion: Commissioner Spiers moved to approve the preliminary site plan.

Second: Commissioner Jones

Roll call vote:

Commissioner Jones: Yes

Commissioner Ney: Yes

Commissioner Spiers: Yes

Commissioner Eskelsen: Yes

Commissioner Hermann: Yes

Commissioner Anderson: Yes

**a. Review and discussion of proposed roadway vacation petition for Cozy Dale Drive (1500 West) between 4800 South and 4400 South, as requested by America First Federal Credit Union and AWA Engineering.**

**b. Consideration to set Public Hearing for proposed roadway vacation petition for Cozy Dale Drive (1500 West) between 4800 South and 4400 South, as requested by America First Federal Credit Union and AWA Engineering.**

Discussion:

(3b) Motion: Commissioner Jones moved to set a public hearing for May 10 for the roadway vacation petition.

Second: Commissioner Spiers

Roll call vote:

Commissioner Ney: Yes

Commissioner Anderson: Yes

Commissioner Spiers: Yes

Commissioner Eskelsen: Yes

Commissioner Hermann: Yes

Commissioner Jones: Yes

1. **Review and discussion of proposed rezone request for properties located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.**

Discussion: Mr. Eggett explained a rezone request has been submitted by Hugh Parke. The application fee has been paid and the application submitted is true and complete. Signing, advertising and noticing would be completed. This agenda item is to meet state requirements in setting the public hearing and discussion

**b. Consideration to set Public Hearing for proposed Rezone Request from Agricultural (A-1) Zoning to Single-** **Family Residential (R-1-4.5) Zoning for properties located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.**

Motion: Commissioner Spiers moved to set the public hearing for May 10.

Second: Commissioner Jones

Roll call vote:

Commissioner Spiers: Yes

Commissioner Eskelsen: Yes

Commissioner Anderson: Yes

Commissioner Ney: Yes

Commissioner Jones: Yes

Commissioner Hermann: Yes

1. **Comments**

Mr. Eggett stated the public hearing would be the appropriate time for public comment on the rezone item.

Mrs. Spiers asked who is responsible for trail maintenance. Mr. Eggett suggested speaking to public works, the mayor, or the city administrator.

1. **Adjournment**

As there was no further business to discuss, Mrs. Jones moved to adjourn. This was seconded by Mr. Hermann. The Planning Commission meeting adjourned at 7:08 p.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kathy Eskelsen Michelle Marigoni

Planning Commission Chair City Recorder

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