

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, May 24, 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
Robert Wingfield, Vice Chairman
Blair Jones, Commissioner
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner
Kent Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Wanda Ney, Commissioner

Visitors: Jake Tate
Kris Wiest
Josh Yeates
Jenn Barlow
Stewart Barlow
Tim Sniderman
Kim Choate
Dale Read

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:36 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present, except Wanda Ney who has been excused.

B. Public Comment

Chairman Eskelsen asked if there were any public comments. There was no public comment.

C. Presentations and Reports

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

- Two Hoosiers Cyclery is now open
- Maverik is moving forward quickly
- Cheddar's has begun preparing the site
- Take 5 received a building permit
- No updates on Fiiz, they still need building permit
- J Dawgs still moving forward

A 2022 Legislative update will be presented when things slow down, possibly next meeting. There are some deadlines for the city to meet regarding housing updates and watering guidelines in the general plan.

The next meeting will be held in three weeks, on June 14th, as there are five Tuesdays in May.

D. Consent Items

1. **Consideration of Meeting Minutes from May 10, 2022 Work Session and May 10, 2022 Regular Meeting, and minutes from the November 9, 2021 Work Session and Regular Meeting.**

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

E. Action Items

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

Chairman Eskelsen turned the time over to Mike Eggett, who noted this is a new request for the same property that was tabled at the last meeting. The previous application has been cancelled by Mr. Parke.

- b. Consideration to set Public Hearing for proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.**

Discussion:

Motion: Commissioner Spiers moved to set the

Second: Commissioner Anderson

Verbal vote – all in favor.

2. **Consideration to approve Chick-Fil-A Site Plan Amendment approval extension request for a six (6) month period for property located at 4067 South Riverdale Road, Riverdale, Utah 84405, as requested by Chick-Fil-A and Merrick Engineering.**

Mr. Eggett explained an amendment was approved by City council in June of 2021, which would expire in June 2022. The planning Commission is the approving body for an extension. The building permit has been issued, but there have been some challenges with easements as noted in the packet.

Discussion:

Christopher Weist, representing Merrick Engineering, approached the podium. Mrs. Spiers asked for clarification on the reasoning for the extension. Mr. Weist explained some adjacent use approvals have been delayed due to some new ownership on the properties surrounding the site.

Motion: Commissioner Hermann moved to approve the extension for the site plan amendment for a six-month period.

Second: Commissioner Spiers

Verbal vote – all in favor.

3. **Consideration to recommend City Council approval of the Hillside at Riverdale Subdivision, property located at approximately 1550 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC and Service Mortgage Corporation.**

Mr. Eggett said this project complies with the general plan guidance as low-density housing. This project has been before the Planning Commission once before. This is an area that has been vacant and unused, R-1-6 is considered lower density, which fits with the general plan. Public Works has concerns about Lot 12's maintenance and liability needing to be clearly expressed on the plat, as well as the easement needing to surround the lot entirely.

He went over the comments in the packet from staff and engineering, including drainage and stormwater concerns from planning and public works.

Discussion:

Josh Yeates approached the podium for questions. Mr. Hermann asked about a fence along the back side of the lots. Mr. Yeates said it has been left up to the residents at this point. Mr. Hermann noted there are comments in the packet regarding lots 1-7 having no vehicle access to Ritter Drive. Mr. Eggett said if the plat is noted with no access, then there will be no way for future residents to add access. Mr. Yeates said he would add it to the CC&R's.

Mrs. Spiers asked when, if approved, the project was anticipated to start. Mr. Yeates said it is complicated and unknown due to having three different property owners. There is no current plan

Jen Barlow answered that they really don't know at this point when the project will be started

Motion: Mr. Anderson moved to forward a positive recommendation to city council, pending addressing concerns and items as noted by staff before being presented to the city council.

Second: Commissioner Hermann

Verbal vote – all in favor.

4. **a. Consideration to recommend City Council approval of the 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.**

Mr. Eggett noted America First Credit Union is represented by Natalie Nichols and Jake Tate. Current zoning is M-1. This subdivision is to realign the new road and the vacation of Cozy Dale Drive. This was before the Planning Commission for a preliminary approval on April 26th.

Mr. Eggett went over the subdivision review comments as shown in the packet.

Jake Tate approached the podium, no questions from the Planning Commission.
Mr. Anderson noted for the record that he is an AFCU employee.

Motion: Commissioner Hermann moved to forward a positive recommendation, providing all staff comments are addressed.

Second: Commissioner Spiers

Verbal vote – all in favor.

b. Consideration to recommend City Council approval of the 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.

The time was again turned over to Mr. Eggett, who explained this was also before the PC on April 26, 2022. The proposed use is compliant with the M-1 zone. A design review will need to be held before City Council final approval.

Mr. Eggett went over the numerous site plan comments as shown in the packet, noting some of the comments are major engineering concerns.

Jake Tate approached the podium to address some of the comments regarding street lights. He said Mr. Freeman suggested the lights as shown, Mr. Eggett recommended and offered to push back a bit on the engineer regarding these comments.

Discussion:

Mr. Hermann asked if there were any plans for signage. Mr. Tate said a formal signage approval will be brought forward at a later date.

Motion: Commissioner Spiers moved to recommend to city council with all staff and city concerns met prior to being presented to city council.

Second: Mr. Hermann

Roll call vote:

Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Jones: Yes
Commissioner Ney - excused

5. a. Consideration to approve and recommend City Council approval of the Small Subdivision Amendment for Riverdale Center V Subdivision, Amended, property located at approximately 4045-4113 South Riverdale Road, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group and AWA Engineering Group.

Mr. Eggett explained this is a four-lot subdivision encompassing properties from RC Willey over to Bed Bath and Beyond. He went over the executive summary and comments from staff, which were included in the packet.

Discussion:

Mr. Tate offered to answer questions from the Planning Commission. He said this is a straightforward plat to clean up the property lines. Mr. Eggett suggested Mr. Tate look over the front setbacks, as they are 16 feet, but 20 feet is required. Mr. Tate said they would look into shifting the buildings if necessary.

Motion: Commissioner Anderson moved to forward a recommendation to City Council to approve the subdivision amendment, provided all staff comments and concerns are addressed before the council meeting.

Second: Commissioner Spiers

Verbal vote – all in favor.

b. Consideration to approve Riverdale Townhomes Preliminary Site Plan, property located at approximately 300 West Pacific Avenue, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group, Revival Development, and AWA Engineering Group.

Mr. Eggett noted this is a preliminary site plan review for a multi-family R-4 Townhome apartments. No public hearing is required for this request. Mr. Eggett went over the executive summary and packet items.

Discussion:

Mr. Tate offered to answer questions from the Planning Commission for this item as well. There was discussion regarding setbacks. Mr. Jones asked questions regarding parking, which were addressed by Mr. Tate.

Motion: Commissioner Hermann moved to approve the preliminary site plan.

Second: Commissioner Spiers.

Verbal vote – all in favor.

Items presented by: Mike Eggett, Community Development

F. Comments

Mr. Eggett informed commissioners that the city has been involved in a legislative audit of an RDA project from 1993, which has been a tremendous amount of work. He said 25 audits are being done throughout the state.

G. Adjournment

As there was no further business to discuss, Commissioner Jones moved to adjourn. This was seconded by Commissioner Wingfield. The Planning Commission meeting adjourned at 7:37 p.m.

Date Approved: 6/14/2022