

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, September 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

City Employees: Mike Eggett, Community Development Director
Jackie Manning, City Recorder

Excused: Lori Fleming, Commissioner

Visitors: Nate Reeve

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Fleming. Nate Reeve, applicant for action items, was present as well.

B. Open Communications

Chairman Jones asked for any open communications and there were none.

C. Presentations and Reports

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

- The Riverdale Business Park Phase 2 project is finalized.
- The Reeve Office Building is in progression.
- The McDonalds build your own sandwich remodel is complete.
- Bravo had their open house the week prior and was attended the public, City Staff, and the Mayor.

D. Consent Items

Chairman Jones asked for changes or corrections to the September 8, 2015 Planning Commission Meeting for the Regular and Work Session meeting minutes. There were not any corrections requested.

MOTION: Commissioner Eskelson moved to approve the Meeting Minutes for the September 8, 2015 Regular and Work Session Planning Commission Meeting Minutes, as written. Commissioner Roubinet seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of Recommendation for Final Site Plan approval for proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT, 84405.

Mr. Eggett summarized an executive summary which explained: Reeve and Associates, Inc., as represented by Nate Reeve, have applied for a Site Plan review of the Reeve Office Building as a proposed professional office building development located at approximately 5175 South 1500 West in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed for development on Lot 2 of the previously approved Hayward Subdivision. A public hearing is not required to consider this Site Plan proposal. Following the previous preliminary review of the Site Plan, the Planning Commission provided a favorable approval of the Preliminary Site Plan, subject to providing elevation renderings and resolving outstanding City Staff and Engineering concerns. Following the presentation and discussion of the Final Site Plan proposal, the Planning Commission may make a motion to recommend City Council approval of the Reeve Office Building site plan proposal, approval of the proposed site plan with any requested modifications, or not provide a recommendation to City Council for approval of the Reeve Office Building site plan. If this recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approval for the proposed Final Site Plan.

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Mr. Eggett discussed the department reports which were provided in the packet. All outstanding concerns have been addressed and any discussion items have been underlined. There was a general consensus to support this project.

MOTION: Commissioner Roubinet moved to recommend approval of the Final Site Plan for the proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 W 1500 W, Riverdale, UT, 84405 Meeting the conditions of the storm drain. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

F. Discretionary Items

Chairman Jones invited discussion. No items were discussed.

G. Adjournment

MOTION: There being no further business to come before the Planning Commission, Commissioner Hansen moved to adjourn the meeting. Commissioner Eskelson seconded the motion; all voted in favor.

The meeting adjourned at 6:38 PM.

Blair Jones
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **November 24, 2015**