

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 26, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Steve Hilton, Chairman  
Blair Jones, Vice-Chair  
Kathy Eskelsen, Commissioner  
David Gailey, Commissioner  
Michael Roubinet, Commissioner  
Lori Fleming, Commissioner  
Robert Wingfield, Commissioner

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

Visitors: Dave Loughton Jim Rumpsa Roger Green  
Dave Pierson

**A. Welcome & Roll Call**

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present.

**B. Open Communications**

Chairman Hilton asked for any open communications and there were not any.

**C. Presentations and Reports**

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

- Denny's will begin construction in the old Pelican Café Site in Riverdale City soon.
- Sweeto Burrito will be open in May.
- Reeve Office Building will be open soon.
- Professional Office in the Brook Haven Building are expanding their building.
- Utah Behavioral Center will be opening next week.
- Brook Haven is almost fully leased.

**D. Consent Items**

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for April 12, 2016 Work Session and Regular Meeting. There were no corrections requested.

**MOTION:** Commissioner Eskelsen moved to approve consent items as proposed.  
Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously.

**E. Action Items**

**1. Consideration of Final Site Plan Approval ARS Flood and Fire Clean-Up Parking Plan and Storm Water/Drainage System Improvements, 1708 West 4800 South, Riverdale, Utah 84405.**

Mr. Eggett summarized an executive summary which explained:

ARS Flood and Fire Clean-Up have applied for a Final Site Plan review of a Parking Improvement Plan and Storm Water System/Drainage Improvements Plan for property they own located at 1708 W 4800 South in a Planned Regional Commercial (CP-3) zone. The reason for this site plan application, is the separation of the ARS building to accommodate a building lease for a recreational/gymnasium facility on site. Due to the proposed recreation facility use on site, the parking code requires a larger amount of parking stalls than can currently be facilitated on the site with the current parking field. A public hearing is not required to consider this site plan proposal. A Preliminary Site Plan was deemed to be not required for this application based upon the nature of the site plan submittal for only the addition of parking and drainage improvements development. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending final site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements Plan proposal, recommending approval of the proposed site plan with any requested

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modifications, or not recommending site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements Plan proposal. If a favorable final site recommendation was provided, then this matter could move forward to a Final Site Plan review and consideration for approval by the City Council.

### Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property currently owned ARS Flood and Fire and is located on the old Crown Bedroom warehouse site, an existing non-approved storage buildings area to the north of the warehouse building, and property located to the north of the storage buildings area. Historically, the non-approved storage buildings area had buildings constructed without the appropriate permitting or land use approvals for development on this site and, as a result, the current owners have opted to remove one of the buildings all together to accommodate more parking on the site. The desire to lease a portion of the building for use as a 10,000 sf recreational/gymnasium facility is the reason that this site plan proposal has been prepared. Due to the significant impacts to the parking area and based upon standards found in Title 10, Chapter 15 of the City Code, the applicant is required to establish more parking for the site at a ratio of 1 space per every 200 sf of recreation area. There is an opportunity for ARS to share parking stalls with the recreational center use as long as the business hours of operation do not overlap.

Based upon the improvements being made to the site for additional parking area and in order to resolve issues that currently exist on the site as a result of the non-approved storage buildings area, there is a need to establish and install storm water and drainage system improvements that better facilitate the storm water activity on the site and protect the area from negative environmental impacts due to the change. The City Engineer's comments, the submitted "Storm Water Management" plan document, and the "Drainage Narrative and Calculations" document address this very matter and have been provided with this application for further discussion and review.

The property is located in a CP-3 zone and all uses listed in the C-3 zone (whether permitted or conditional) would be available for potential development and use on this lot. Per the applicant, the current uses are service based business, warehouse, and proposed recreational uses.

Attached with this executive summary is a document entitled "Final Site Plan Review – ARS Flood and Fire Clean-Up – Plan & Drainage Pond Improvements"; this is a supplementary document addressing items on the Final Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then request that the Planning Commission may make a motion recommending final site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements Plan proposal, recommending approval of the proposed site plan with any requested modifications, or not recommending site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements Plan proposal. If a favorable final site recommendation is provided, then this matter will move forward to a Final Site Plan review and consideration for approval by the City Council.

Mr. Eggett referred to the updated site plans that ARS submitted to the City Staff today. Mr. Eggett read a letter received from the City Engineer as of today regarding the newly submitted site plan. Mr. Eggett read the letter dated April 26, 2016 for the record:

Dear Mike [Eggett],

I reviewed the response written comments from the Developer's Design Engineer and reviewed the changes as completed on the site drawings. I also reviewed the updated comments and drawings with Mr. Shawn Douglas, [Public Works Director], and in my opinion, the drawings now reflect the standards of Riverdale City. I herewith recommend approval of the site and detail drawings as submitted. Should you have any questions feel free to contact me at my office. Sincerely,

N. Scott Nelson, PE  
Riverdale City Engineer

The applicant will provide the City Staff with their hours of operations for the ARS business as well as the gymnasium shortly. Chairman Hilton inquired about the wall separation and the restroom facilities before occupancy can be reached. Mr. Eggett Confirmed.

**MOTION:** Commissioner Fleming moved to recommend approval to the City Council for the proposed Final Site Plan Approval ARS Flood and Fire Clean-Up Parking Plan and Storm Water/Drainage System Improvements, with the new drawings that were proposed tonight, Located approximately 1708 West 4800 South, Riverdale, Utah 84405, subject to any outstanding City Staff issues. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Wingfield, Roubinet, Eskelsen, Fleming, Jones, Hilton all in favor.

The motion passed unanimously.

**2. Consideration of Final Site Plan Approval for H&P Investments Flex Space Building, 770 West River Park Drive, Riverdale, Utah 84405.**

Mr. Eggett summarized an executive summary which explained:

H&P Investments, as represented by Dave Pierson, have applied for a Preliminary Site Plan review of a Flex Building Site Plan that will operate as a business park/office located at approximately 4800 South River Park Drive in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is not required to consider this Site Plan proposal. The Preliminary Site Plan was approved by the Planning Commission on April 12, 2016 with the understanding that any outstanding staff concerns be resolved. This matter is now before the Planning Commission for Final Site Consideration and Recommendation to the City Council. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending final site plan approval of the H&P Investments Flex Building proposal, recommending approval of the proposed site plan with any requested modifications, or not recommending site plan approval of the H&P Investments Flex Building proposal. If a favorable final site recommendation was provided, then this matter could move forward to a Final Site Plan review and consideration for approval by the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary/Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property currently owned by H&P Investments and is located directly south of the Tony Divino Toyota site. The property is in a C-3 zone and all uses listed in this zone (whether permitted or conditional) would be available for development and use on this lot. Per the applicant, the desired uses are professional office, warehouse, and small business type uses.

Attached with this executive summary is a document entitled "Final Site Plan Review – H&P Investments – Flex Building 1"; this is a supplementary document addressing items on the Preliminary/Final Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then request that the Planning Commission may make a motion recommending final site plan approval of the H&P Investments Flex Building proposal, recommending approval of the proposed site plan with any requested modifications, or not recommending site plan approval of the H&P Investments Flex Building proposal. If a favorable final site recommendation was provided, then this matter could move forward to a Final Site Plan review and consideration for approval by the City Council.

Mr. Eggett discussed the preliminary site plan approval that took place at the previous Planning Commission Meeting on April 12, 2016. Mr. Eggett stated the majority of outstanding items from city staff have been addressed.

**MOTION:** Commissioner Roubinet moved to recommend approval to the City Council for the proposed Final Site Plan Approval for H&P Investments Flex Space Building, located approximately 770 West River Park Drive, Riverdale, Utah 84405 contingent upon the applicant meeting the outstanding items from City Staff. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

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**ROLL CALL VOTE:** Commissioners Eskelsen, Fleming, Gailey, Jones, Hilton, Wingfield, Roubinet all voted in favor.

The motion passed unanimously.

**F. Discretionary Items**

There were no discretionary items discussed.

**G. Adjournment**

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

The meeting adjourned at 6:41 PM.

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Steve Hilton  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **May 10, 2016**