

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 9, 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, Commissioner David Gailey, Commissioner Kathy Eskelsen, Commissioner Lori Fleming, Commissioner Michael Roubinet, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Robert Wingfield, Commissioner
Visitors:	Dave Pierson Troy Cutrbus Braden Moore

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 with the exception of Commissioner Wingfield.

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:

- Demolition for Maverik on 900 West has begun
- Denny's is now open
- Utah League of Cities & Towns (ULCT) annual conference is on September 15, 2016; Planning Commissioners are invited to attend
- Assisted Living Facility still appears to be moving forward

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on June 28, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for June 28, 2016 Work Session and Regular Meeting. There were no corrections requested.

MOTION: Commissioner Gailey moved to approve the consent item, meeting minutes as written. 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 preliminary site plan redevelopment proposal by H&P Investments for property located at approximately 845 North [West] Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett noted for the record the situs address should be 845 West. Mr. Eggett then summarized an executive summary which explained:

H&P Investments, as represented by Dave Pierson, have applied for a Preliminary Site Plan review of a Redevelopment Master Site Plan that will operate as a commercial retail center located at approximately 845 West Riverdale Road, between 900 West and Tony Divino Toyota, 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.

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Title 10 Ordinance Guidelines (Code Reference)

This Preliminary 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 directly west of the Tony Divino Toyota site up to 900 West. 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 commercial retail and food service type uses.

In addition to the Preliminary Site Plan documentation, draft commercial signage drawings have been provided. It is anticipated that the applicant will set up a Design Review Committee meeting to discuss landscaping, building design, building materials, site signage and overall aesthetics of the proposed site for each building thereupon.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. The Commercial Center will be called Riverdale Town Square, as noted on the signage with the intent of Commercial retail.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Eggett emphasized the numerous outstanding items as seen in his planner review located within the packet. He also referred to the letter from the City Engineer which has many outstanding items. The Planning Commission should consider these outstanding items with regards to the motion, whether they approve, deny, or table this item. If the preliminary plan is approved, it will move the application forward to Final Site Plan review process with the Planning Commissioners.

Dave Pierson, with Galloway, invited questions. Commissioner Jones asked what would happen to the car lots. Troy Cutrubus answered they are reviewing the property across the street from this development, which H&P Investment also own, and are anticipating the car lot will move there.

Commissioner Roubinet asked if the applicant was aware of all the outstanding items expressed by City Staff, and Mr. Pierson confirmed he was aware of these outstanding items and are working with City Staff to address these concerns. Mr. Pierson stated there will be some slight changes on the final site plan for this area as a result.

Mr. Pierson discussed the enclosed dumpsters, and disclosed the walls of the dumpsters will be 8 to 9 feet tall. Mr. Pierson discussed storm water area and stated there is a fence as marked on the site plan. Mr. Pierson discussed French drains systems and the way they would help mitigate water within their development site.

Mr. Pierson stated they have been in contact with UDOT (Utah Department of Transportation) regarding the right in and right out access along Riverdale Road for the Maverik store located within that area. Mr. Pierson stated they will be withdrawing their application from UDOT for the right in and right out, because their construction company believes they can get the two main accesses open before Maverik's store is open. He is awaiting to hear from UDOT for an official answer. Mr. Eggett inquired as to whether Maverik was made aware of this change. Mr. Pierson confirmed they did inform Maverik, as did Mr. Cutrubus.

Mr. Pierson described the UDOT requirements for the temporary median and temporary right in and right out. He further explained UDOT required additional feet for their temporary right in and right out, and there wasn't enough room, so as a way to mitigate the situation they decided to finish the development faster to avoid the need for the temporary median and temporary right in and right out access.

Commissioner Roubinet asked if the applicant was H&P Investment and Cutrubus. Mr. Cutrubus explained it was H&P Investment only.

Commissioner Hilton inquired about the exterior of the building. Braden Moore, confirmed the exterior will be masonry brick, Oko paneling (concrete based paneling), which is a high end paneling. There was a discussion regarding the rear exterior of the building, which will be facing Riverdale Road, with an emphasis on design. Mr. Moore stated they will use spandrel glass for the exterior and staggered elevations as a way to make it look appealing, as well as lighting.

MOTION:

Commissioner Roubinet moved to approve the preliminary site plan redevelopment proposal by H&P Investments for property located at approximately 845 West Riverdale Road, Riverdale, Utah 84405 with the condition that all outstanding items be addressed prior to final site plan approval. Commissioner Fleming seconded the motion.

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There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

Commissioner Eskelsen asked about the anticipated location for Hobby Lobby. Mr. Cutrbus described the location near the Freeway Mazda. Mr. Pierson stated the other tenants that have confirmed should be on the final site plan. Mr. Cutrbus stated they will announce the tenants as legal documents/agreements are executed.

Commissioner Fleming asked, if the applicant is leasing to a major franchise, would the exterior change. Mr. Cutrbus stated the exterior will still remain the same, the store front (windows) may be different, or signage, but the overall exterior will remain the same.

F. Discretionary Items

Chairman Hilton invited discretionary items and there were none.

G. Adjournment

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

The meeting adjourned at 6:56 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **August 23, 2016**