

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, September 13, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

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

Excused: Michael Roubinet, Commissioner

Visitors: Braden Moore Brent Ellis Dave Pierson Troy Cutrbus

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Roubinet, who is excused.

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:

- Maverik is continuing construction.
- Target remodel has begun.
- Seasonal Halloween stores are open.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on August 23, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for August 23, 2016 Work Session and Regular Meeting. There were no corrections requested.

MOTION: Commissioner Fleming moved to approve consent items meeting minutes as written.
Commissioner Wingfield 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 approval of Riverdale Town Square (H&P Inv. Redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

H&P Investments, as represented by Dave Pierson, have updated the drawings and Preliminary Site Plan information of the 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 redevelopment area has now been named, Riverdale Town Square. This site plan is being proposed for development on property currently owned by H&P Investments. Per the applicant, the desired uses are commercial retail and food service type uses. A public hearing is not required to consider this Site Plan proposal.

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 10-10A "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".

On September 1, 2016, the Design Review Committee reviewed the exterior elevation renderings, architectural materials, landscaping and irrigation plan, as well as signage concepts, and provided approval of these four elements for the Riverdale Town Square project.

All supporting documentation is located within the packet including department reviews. The City Attorney, Steve Brooks, stated all outstanding items as listed by the Public Works Director, Shawn Douglas, in the department reports must be addressed prior to approving this project. Mr. Eggett stated he has received verbal confirmation from Mr. Douglas that his previous concerns regarding the outstanding items for this development have been addressed and he feels comfortable with the project moving forward.

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.

Dave Pierson, representative of H&P Investment, invited questions. Commissioner Fleming asked about the access points in relation to the potential variance from Utah Department of Transportation (UDOT). Mr. Pierson stated they received a variance from UDOT. He discussed the striping requirements and road dedication that is currently in process to comply with UDOT.

Chairman Hilton inquired about the water meter issues. Mr. Pierson explained he has been in conversation with Mr. Douglas regarding the water meters, and the resolution was a change in building design and meter location after reassessing the water needs for the development.

MOTION: Commissioner Jones moved to recommend approval to the City Council for the proposed Riverdale Town Square (H&P Inv. redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405, contingent upon the applicants addressing the outstanding items. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

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

F. Discretionary Items

There was a brief discussion regarding local residents concerns, such as tree removal and the proper procedures. Commissioner Gailey inquired about the newest proposed park in regards to funding. Mr. Eggett stated at this time there was no update regarding the proposed park and there was also no funding at this time.

G. Adjournment

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

The meeting adjourned at 6:45 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **October 25, 2016**