

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 14, 2017, 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
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

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

Excused: Lori Fleming, Commissioner

Visitors: Good Earth Representative, Rhett Stone

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 Fleming who is excused.

B. Open Communications

There were no members of the public present for open communications.

C. Presentations and Reports

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

1. Riverdale Town Square construction continues.
2. Hobby Lobby construction continues.
3. Legislative updates will be shared with the Planning Commission Shortly.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on February 28, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the February 28, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Wingfield moved to approve consent items, meeting minutes as written.
Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of passing the meeting minutes.

E. Action Items

1. Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

Good Earth Natural Foods, has applied for an Amended Site Plan review of the Riverdale Good Earth store located at approximately 1050 West Riverdale Road in a Regional Commercial (C-3) zone. As part of this site plan amendment, the applicant is also working on a full remodel of the store exterior and interior (as represented in the following documents). The property is currently owned by Riverdale North, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the Good Earth Natural Foods amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Good Earth Natural Foods amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the proposal of the Amended Site Plan for Good Earth Natural Foods.

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This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

The proposed development parcel is located at approximately 1050 West Riverdale Road in the recent Family Center North shopping center location on property currently owned by Riverdale North, LLC. The property is in a Regional Commercial C-3 zone and the desired use of this property will continue as a retail merchandise store that is planned to be fully remodeled.

The Design Review Committee is expected to review and consider the exterior update and design alterations at the beginning of the coming week.

Attached with this executive summary is a document entitled "Amended Site Plan Review – Good Earth Natural Foods"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. 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. Please note that the Engineering comments are included on the department reports page, as the first comment on that page. The Planning Commission should discuss any concerns raised by these summaries.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

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. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the updated proposal of the Amended Site Plan for Good Earth Natural Foods.

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 stated he received updated drawings from the applicant today. Mr. Eggett noted all outstanding items: ownership name needed, existing easements need to be identified, on-sight lighting, signage, set-backs identified, dedicated parking stalls.

Rhett Stone, applicant representative for Good Earth Natural Foods, stated he is aware of the outstanding items. He will ensure any outstanding items will be addressed before they appear for the City Council, which is anticipated for the April 4, 2017 meeting.

There was a discussion regarding traffic flow, and Mr. Stone felt the design would positively impact traffic as it would make it safer for pedestrians with the added speed table. Construction will be during the evening, as the business would like to stay open. There will be temporary fencing in the area.

MOTION: Commissioner Eskelsen moved to forward a favorable recommendation to the City Council, for the site plan amendment for Good Earth Natural Foods, located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405, subject to all outstanding concerns being fully addressed prior to the City Council Meeting. Commissioner Boatright seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Gailey, Boatright, Eskelsen, Wingfield, Hilton and Jones all voted in favor of the site plan amendment.

F. Discretionary Items

Chairman Hilton invited discussion. Commissioner Gailey discussed crime activity involving car theft in the area near the Riverdale City Golden Spike Park. Commissioner Gailey asked Mr. Eggett to forward that information to the police department.

G. Adjournment

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

The meeting adjourned at 6:46 PM.

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Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **April 11, 2017**