

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 28, 2017, at 6:30 p.m., 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  
Rodger Worthen, City Administrator  
Jackie Manning, City Recorder

Excused: Lori Fleming, Commissioner

Visitors: Eric Malmberg Bart Stevens

#### **A. Welcome & Roll Call**

The Planning Commission meeting began at 6:30 p.m. 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 during open communications.

#### **C. Presentations and Reports**

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

- Floor and Décor moving forward in construction.
- Good Earth has their building permit.
- Building E, attached to Hobby Lobby, nearly complete and may be occupied soon.
- Johnny's Dairy has closed.
- Upcoming Planning Commission items: Infill lot for the Olsen's due to a redesign in building plans

#### **D. Consent Items**

##### **1. Consideration of meeting minutes from the Planning Commission Meeting held on November 14, 2017.**

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the November 14, 2017 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

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

#### **E. Action Items**

##### **1. Consideration to approve Preliminary Site Plan and Plat for Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC.**

Mr. Eggett summarized an executive summary which explained:

Grand Slam Venture, as represented by Eric Malmberg/Jeff Randall, has applied for a Preliminary Site Plan and Subdivision Plat review of a restaurant/cafe located at approximately 4212 West Riverdale Road in a Community Commercial (C-2) zone. This site plan is being proposed for development on property that is within the Riverdale Road RDA area and currently owned by Grand Slam Ventures (GSV). A public hearing is not required to consider this Site Plan and Plat proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Krispy Kreme Riverdale site plan and plat proposal, approval of the proposed site plan and plat with any requested modifications, or not giving preliminary approval of the Krispy Kreme Riverdale site

plan and plat. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan and Final Subdivision Plat recommendation consideration process with the Planning Commission.

**Title 10 Ordinance Guidelines (Code Reference)**

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 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 the northeast corner of 500 West and Riverdale Road on property currently owned by Grand Slam Ventures, LLC. The property is in a C-2 zone and all uses listed in this zone are considered conditional and, therefore, would require the Planning Commission to consider a conditional use permit review before the proposal could advance to the City Council. It is anticipated that the Conditional Use Permit for this proposal could be reviewed at a future meeting with any consideration of final site plan and plat review. Per the applicant, the desired uses are restaurant/café and food production.

Attached with this executive summary is a document entitled "Preliminary Site Plan and Plat Review – Riverdale Krispy Kreme Riverdale (Riverdale Landing Phase 1 Subdivision)"; this is a supplementary document addressing items on the Preliminary 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, the Building Official, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site lighting and 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.

**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.

Eric Malmberg, representative for Krispy Kreme, presented updated plans to the Planning Commissioners. Mr. Malmberg noted these updated plans address the majority of concerns as outlined in the department reports. Mr. Malmberg stated he is actively working with City Staff to determine the best location for the dumpster enclosure. Commissioner Jones suggested the applicant contact Robinson Waste Management to determine the garbage pick-up times, to allow better knowledge of how the garbage pick-up may impact Krispy Kreme's customer peak hours. It was unknown whether or not the garbage pick-up would be daily or weekly.

Mr. Malmberg explained this Krispy Kreme will be a production facility. It was noted Krispy Kreme's peak hours are between 5:00 a.m. and 10:00 a.m.

**MOTION:** Commissioner Jones moved to approve the Preliminary Site Plan and Plat for Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

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

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 6:50 p.m.

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Steve Hilton  
Planning Commission Chair

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Jackie Manning  
City Recorder