

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 12, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Robert Wingfield, Chairman  
Steve Hilton, Commissioner  
Blair Jones, Commissioner  
Kathy Eskelsen, Commissioner  
Amy Ann Spiers, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development

Excused: Jackie Manning, City Recorder

Visitors: David Gailey Brigham Salazar  
Sam Bracken Brad Brown

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:31 p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Hilton who is excused.

**B. Public Comment**

There were no members of the public to comment.

**C. Presentations and Reports**

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

- Quick Quack Car Wash received final approval
- Cycle Gear should be opening soon
- La-Z Boy will have a ribbon cutting shortly
- Site plan forthcoming at the old Chevron gas station
- Elections for vice-chair at next planning commission meeting

**1. Recognition of outgoing Planning Commissioner, David Gailey.**

Mr. Eggett presented Mr. Gailey with a token of appreciation for his many years of service on the planning commission. Mr. Gailey discussed his years of service for the City. The Planning Commissioners thanked Mr. Gailey for his service.

**2. Welcome new Planning Commissioner, Wanda Ney.**

Chairman Wingfield welcomed new planning commissioner Wanda Ney. Commissioner Ney thanked the commission for the opportunity to serve.

**D. Consent Items**

**1. Consideration of meeting minutes from the Planning Commission Meeting held on January 8, 2019.**

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the January 8, 2019 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Eskelsen moved to approve the meeting minutes as written.  
Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

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

**E. Action Items**

**1. Consideration of Conditional Use Permit request for Superior Automotive Detailing at approximately 860 West Riverdale Road, Suite A-2, Riverdale, Utah; as requested by Brigham Salazar.**

Mr. Eggett summarized an executive summary which explained:

Mr. Salazar has filed for a conditional use permit to request a new use for an automotive detailing facility, known as Superior Auto Detailing at approximately 860 West Riverdale Road, Suite A-2. This property is located in a Regional Commercial (C-3) zone and is within the Adamson Family business park at 860 West. Within the C-3 zone matrix, auto detailing would seem to fall under the category of "repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building" is established as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

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

This Conditional Use Permit request is regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3)" and 10-19 "Conditional Uses".

City staff has briefly discussed the building plan and details with Mr. Salazar regarding this request for an approved conditional use permit at this location. Items of concern and discussion have been provided in the department staff report document. The applicant has also provided imagery of the building location and supporting documentation for this business use. The applicant has stated that he understands the requirements of keeping the detailing shop clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry.

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please defer to City Code 10-10A):

**10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:**

The planning commission shall review a conditional use permit with evidence presented to establish that:

- A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and
- F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and
- G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

**General Plan Guidance (Section Reference)**

The General Plan has this area listed for Planned Commercial – High uses.

Mr. Eggett explained that the comment made by the public works director, would be addressed by the building code. No business license can be issued without first having the building official review the application.

Brigham Salazar, the applicant, invited questions. There was a discussion regarding water usage for the car detailing. Mr. Salazar explained his lease agreement with the landowner prohibits water usage on the inside of the building. He stated he understands the Riverdale Ordinance and he will not do any washing on the outside of the building either. The detailing occurs on the inside of the vehicle. His clientele consists of mainly show vehicles. He stated if the vehicle does

need an outside wash, he takes the vehicle to a car wash center, then brings it back for an inside detailing. He uses a biodegradable spray for the inside of the vehicle, so no water will drip on the inside of the vehicle.

**MOTION:** Commissioner Hilton moved to approve the Conditional Use Permit request for Superior Automotive Detailing at approximately 860 West Riverdale Road, Suite A-2, Riverdale, Utah; as requested by Brigham Salazar, as proposed. Commissioner Hermann seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Wingfield, Hilton, Hermann, Jones, Ney, Eskelsen and Hermann voted in favor of the motion.  
Commissioner Spiers voted in opposition.  
The motion carried with a majority vote.

**2. (Itemed tabled from January 8, 2019 Planning Commission Meeting) Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff.**

**MOTION:** Commissioner Jones moved to untable the discussion consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff from the January 8, 2019 Planning Commissioner Meeting. Commissioner Hilton seconded the motion; and all voted in favor.

There was no discussion regarding this motion.

**CALL THE QUESTION:** Commissioners Wingfield, Hilton, Jones, Ney, Spiers, Eskelsen and Hermann all voted unanimously in favor of the motion.

Mr. Eggett summarized an executive summary which explained:

Matt Garff, as represented by Brad Brown and/or Tyler Knight, has provided an application for a Residential Small Subdivision Site Plan review for a two-lot subdivision proposal located at approximately 671 West 4400 South and 667 West 4400 South within the Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone. The proposed subdivision comprises 5.25 acres of land within the proposal.

This site plan is being proposed for the two-lot subdivision and subsequent development of a large parking area on the easternmost lot (Lot 2) in this subdivision. A small portion of Lot 2 will include an off premises large advertising sign (billboard). The western lot (Lot 1) will continue to exist as a mobile home park. All properties affected by this proposal are currently owned by Garff Properties Riverdale, LLC.

This matter came before the Planning Commission previously on November 27, 2018, December 11, 2018, and January 8, 2019 for review by the Commission. At the conclusion of the three meetings a motion was approved to table the request to allow more time for the applicant to work through staff concerns. This matter is now back before the Commission for a review of the updated subdivision and site plan documents.

A public hearing is not required to consider this Site Plan proposal. Per Small Subdivision standards of the City Code, the applicant only needs to receive a Final Subdivision recommendation from the Planning Commission to move forward for City Council consideration.

Following the presentation and discussion of the proposal, the Planning Commission may consider making a motion to recommend to the City Council final approval of the Garff-Lesley Small Subdivision site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not recommend final approval of the Garff-Lesley Small Subdivision site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Small Subdivision and Site Plan approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions", specifically 10-21-12 "Small Subdivisions; Special Provisions", and is affected by City Codes 10-9G "Mobile Home Park-Recreational Vehicle Park Zone (Rmh-1)", 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 on the western end of 4400 South, currently operated as the Leslie's Mobile Home Park on property currently owned by Garff Properties Riverdale, LLC. The property is located in a Rmh-1 zone and the requested use of an ancillary parking lot is a permitted use in this zone as noted in 10-9G-14 of the City Code.

Attached with this executive summary is a document entitled "Small Subdivision Site Plan Review – Garff-Lesley Small Subdivision"; this is a supplementary document addressing items on the Residential Subdivision Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential – Medium Density" and this proposed project would be allowed with this land use as a result of the Rmh-1 language regarding hard-surfaced area establishment.

The storm water maintenance plan and the notice of intent for said maintenance plan will be recorded with the plat.

Brad Brown and Sam Bracken, representative of the applicants, invited questions. Mr. Bracken stated the goal is to either clean up the mobile home park, or redevelop it. Mr. Brown discussed the current inventory parking restraints for the existing Nissan business and explained how this new parking lot addresses those issues.

**MOTION:** Commissioner Hilton moved to forward a favorable recommendation to the city council for the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff, with the condition that all outstanding items are addressed as listed by all appropriate Riverdale City staff. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Wingfield, Hilton, Jones, Gailey, Spiers, Eskelsen, Ney and Hermann all voted unanimously in favor of the motion.

**3. Review and discuss proposed amendments and language addition to Municipal Code 10-13F "Hillside and Slope Protection".**

Mr. Eggett explained this ordinance update will address hillside and slope areas throughout the city. Mr. Eggett explained the formal ordinance process with relation to public hearing. The commission appeared to be favorable to the existing language as currently written. Mr. Eggett explained he will have the consent to set the public hearing on the next planning commission agenda.

**F. Discretionary Items**

There were no discretionary items discussed.

**G. Adjournment**

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

The meeting adjourned at 6:42 p.m.

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Robert Wingfield  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **February 26, 2019**