

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 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
Jackie Manning, City Recorder

Visitors: Eric Malmberg

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:32 p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Wingfield asked for any public comments and there were not any.

C. Presentations and Reports

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

- House Bill 441 Tax Reformation did not pass, but a special session is anticipated to occur in the summer
- Public Safety Retirement Bill was approved and created a new tier for public safety employees
- Inland Port Bill was discussed, which removes local governments discretion
- Land use code amendments are anticipated
- Preliminary Site Plan request for a property located on 1500 West
- Grand Opening for La-Z Boy on March 23, 2019

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on February 26, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the February 26, 2019 Work Session and Regular Meeting. There was a noted correction in the work session meeting, regarding the planning commission attendance. That correction will be made by the City Recorder.

MOTION: Commissioner Spiers moved to approve consent items meeting minutes as amended. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. a. Public Hearing: to receive and consider comments regarding the proposed amendments and language addition to Municipal Code 10-13F "Hillside and Slope Protection."

Chairman Wingfield called for a motion to open the public hearing.

MOTION: Commissioner Jones moved to open the public hearing. Commissioner Spiers seconded the motion the motion; and all voted in favor.

Due to no members of the public being present, Chairman Wingfield called for a motion to close the public hearing.

MOTION: Commissioner Eskelsen moved to close the public hearing. Commissioner Spiers seconded the motion the motion; and all voted in favor.

b. Consideration to forward recommendation to the City Council regarding proposed amendments and language addition to Municipal Code 10-13F "Hillside and Slope Protection"

Mr. Eggett summarized an executive summary which explained:

There have recently been discussions internally with City Staff and with City leadership regarding the concerns, safety risks, and other associated issues relative to hillside areas and slopes within Riverdale City. As a result of this discussion, city staff was directed to work on an update to the hillside and slope ordinances reflective of increasing standards and criteria for development, excavation, fill addition, de-vegetation, and other similar activities of concerns along hillside and slope protection areas within the City. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing has been set for this meeting to consider these proposed changes, and advertised accordingly to the public per State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then determine how to proceed. City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)
Hillside and slope protection standards are currently regulated under City Code 10-13F "Hillside". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

A draft version of the proposed language amendments have been included in the packet; please note that there has also been an addition of an enforcement, penalty, and recovery section at the end of the language proposal.

The attached documentation has been reviewed and changed multiple times by the City Attorney Steve Brooks and City Administrator Rodger Worthen in order to put together a proposal that would be anticipated to benefit the City and better protect these hillside and slope areas in the City.

There was no discussion regarding this item.

MOTION: Commissioner Jones moved to forward a favorable recommendation to the City Council regarding proposed amendments and language addition to Municipal Code 10-13F "Hillside and Slope Protection" recommend approval to the City Council as proposed. Commissioner Hermann seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Ney, Spiers, Eskelsen, Hermann, Wingfield and Jones all voted in favor.

Commissioner Jones thanked the city staff for their work with this ordinance.

2. Consideration to provide Preliminary Site Plan approval for Riverdale Retail pad, 4104 South Riverdale Road, Riverdale, Utah 84405. Requested by The DRH Company.

Mr. Eggett summarized an executive summary which explained:

The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Preliminary Site Plan review of a new retail/restaurant building and supporting facilities redevelopment project located at approximately 4104 South Riverdale Road on the old Lighthouse Chevron building site. This parcel is zoned as the Community Commercial (C-2) zone and, therefore, would need to go through a conditional use review process at a later date in this project's timeline. This site plan is being proposed for redevelopment on property that is adjacent to a furniture store, an apartment complex, and across from a church and gas station/convenience store. The property is currently owned by BN Riverdale, 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 giving preliminary approval of the Riverdale Retail pad site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the Riverdale Retail site plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan 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 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 10-11A "Light Manufacturing Use Zone (M-

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1)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and 10-19 " Conditional Uses".

The proposed development parcel is located on property east of Riverdale Road and south of 300 West on property currently owned by BN Riverdale, LLC. The property is located in a C-2 zoned area and the requested use of a restaurant/café site and/or retail site is a conditional use in these zones.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review – Riverdale Retail Pad"; 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 Police Chief, the Fire Inspector, 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. Signage information for this site has been provided in your packet.

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. Staff would then recommend that the Planning Commission make a motion giving preliminary approval of the Riverdale Retail pad site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the Riverdale Retail site plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

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 noted an error in the contracted city engineer report with regard to missing information. The geotech report and storm water report were provided to the city.

Eric Malmberg, representative for the applicant, stated the only confirmed tenant for this site is Starbucks. There was a discussion regarding the property access points, and Mr. Malmberg explained the business has access on the north and south property lines (shared entrance on Riverdale Road, and other entrance on 300 West). Mr. Malmberg also acknowledged the property access concern by the adjacent business, John Paras Furniture, and noted he will be working with that business owner to address any concerns regarding the shared entrance along Riverdale Road.

There was a brief discussion regarding the retaining wall to be located on the south east side of the property. That area will also have landscaping near the drive thru.

There was a discussion regarding the entrance and exit of the property from 300 West. There was an overall expression of concern from, Commissioner Ney, Commissioner Spiers, and Commissioner Jones with regard to left hand turns being made from the Starbucks onto 300 West during business peak hours with an emphasis on traffic and overall safety. Mr. Eggett explained with regard to traffic concerns the site plan was reviewed by the police chief, the fire chief, and the city contracted engineer to ensure adequate traffic flow.

Mr. Eggett further explained the limitations of mitigating potential future traffic concerns as it relates to land use authority and the overall city ordinance.

Mr. Eggett discussed the overall connectivity and flow of that area as more of the area becomes developed in the future. Mr. Eggett encouraged Mr. Malmberg to forward the concerns of the Planning Commissioners to the applicant. Mr. Malmberg assured the Planning Commission that he will diligently look into the traffic concerns for this area.

MOTION: Commissioner Jones moved to approve the Preliminary Site Plan for the Riverdale Retail pad, located approximately 4104 South Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Ney, Spiers, Eskelsen, Hermann, Wingfield, Jones and Hilton all voted in favor.

F. Discretionary Items

Mr. Eggett expressed appreciation to the commission for their dialogue and concerns expressed regarding all the action items tonight.

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G. Adjournment

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

The meeting adjourned at 7:08 p.m.

Robert Wingfield
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: _____