

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 26, 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: Mike Ford

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 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 Mike Eggett, in Community Development, who reported the following:

- La-Z Boy had their grand opening, with this store being their first in Utah.
- Legislative updates/training will be forthcoming.
- Check your emails for training opportunities through the Utah League of Cities and Towns.

D. Consent Items

1. Consideration of the Work Session and Regular meeting minutes from the Planning Commission Meeting held on March 12, 2019.

Chairman Wingfield asked for changes or corrections to the above reference minutes to which there were no requested changes.

MOTION: Commissioner Eskelsen moved to approve consent items 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.

E. Action Items

1. Consideration to approve Preliminary Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, located approximately 5200 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford.

Mr. Eggett summarized an executive summary which explained:

Mike Ford, as also represented by Reeve and Associates (project engineer), has applied for a Preliminary Site Plan and Amended Subdivision Plat/Condominium Plat review of a new retail business and warehousing condominium building project located at approximately 5200 South 1500 West, to be known as Riverdale Business Park Phase 2. This parcel is zoned as the Planned Regional Commercial (CP-3) zone and, therefore, would need to go through a development agreement and development plan review process at a later date in this project's timeline with the City Council. This site plan is being proposed for development on property that is adjacent to a daycare/arts academy, a vacant parcel, across from similar retail business buildings, and across from a professional engineering office. The property is currently owned by Riverdale Business Park, 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 to provide preliminary

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approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, approval of the proposed development plat and plan with any requested modifications, or not giving preliminary approval of the proposed development plat and plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan and 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 10-10b "Planned Regional Commercial Zones (CP-3)", 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 along 1500 West and west of 5175 South on property currently owned by Riverdale Business Park, LLC. The property is located in a CP-3 zoned area and the requested use of retail business and warehousing is established by approval of a Development Agreement and Plan for all uses in this zone.

Attached with this executive summary is a document entitled "Preliminary Site Plan and Subdivision Amendment Review – Riverdale Business Park Phase 2"; 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 Chief, City Administrator, 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 on the building elevation rendering.

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 to provide preliminary approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, approval of the proposed development plat and plan with any requested modifications, or not giving preliminary approval of the proposed development plat and plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan and Plat recommendation consideration process with the Planning Commission.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed project would comply with this land use.

Mr. Eggett reviewed all staff comments, as seen in the packet. It was noted the applicant was made aware of these prior to the meeting.

Mr. Eggett discussed the parking configuration as it relates to the existing zone within the project area for the proposed business subdivision.

Mr. Eggett confirmed the geotech report was received, and noted the error in the city engineer report which reported it as missing.

Mike Ford, the applicant, invited questions. Commissioner Spiers asked about how the additional building would impact the existing parking. Mr. Ford explained each tenant would own their lot. Mr. Eggett asked who would be the person to oversee the parking. Mr. Ford explained the business association president, Bill Griffiths, would be the person to contact regarding existing and future parking issues.

It was clarified each tenant would also have their own individual business license.

MOTION: Commissioner Jones moved to approve the Preliminary Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, located approximately 5200 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford, contingent upon the outstanding items, as listed in the staff reports, be addressed and resolved. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

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

F. Discretionary Items

There were no discretionary items.

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 6:48 p.m.

Robert Wingfield
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **April 23, 2019**