

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 23, 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
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

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

Excused: Steve Hilton, Commissioner
Amy Ann Spiers, Commissioner
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 Mr. Eggett who reported the following:

- Parking lot at civic center will be completed shortly.
- AmeriCarpets grand opening upcoming.
- Forth-coming PC Items: rezone notice and extension request for a site plan.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Regular and Work Session Meetings held on March 26, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the March 26, 2019 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. Consideration of recommendation to City Council for approval of Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 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 5187 South 1500 West, to be known as Riverdale Business Park Phase 2. On March 26, 2019, the Planning Commission reviewed the Preliminary Site Plan and Amended Plats for the Riverdale Business Park Phase 2 project and provided the applicant with a Preliminary approval for this project. This parcel is zoned in the Planned Regional Commercial (CP-3) zone and, therefore, will 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

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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. A Design Review Committee approval consideration will be required prior to advancing to a future City Council review. Following the presentation and discussion of the updated final proposal, the Planning Commission may make a motion to recommend City Council approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, recommend approval of the proposed development plat and plan with any requested modifications, or not recommend City Council approval of the proposed development plat and plan. If final recommendation approval is provided, then this matter could move forward to a future Final Site Plan and Plat approval consideration process with the City Council.

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

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 the staff comments as provided within the planning commission packet. The majority of the concerns are found in the contracted city engineer report. It was noted the applicant did submit the geotech report.

Commissioner Eskelsen inquired about signage. Mr. Ford explained the signage will be on the building above each unit. Each applicant will need a sign permit through the city.

Commissioner Ney inquired about any known tenants. Mr. Ford stated he has a few known tenants who will own the space, and share a common area to maintain. Commissioner Ney expressed concern regarding the proximity of Bravo Arts Academy which has a lot of children for daycare and the extra classes offered by the academy. She asked Mr. Ford if he was concerned regarding the close proximity of these businesses with the children coming to and from Bravo. Mr. Ford discussed other developments he has in busier areas and did not feel this was going to be a safety issue for this location.

MOTION: Commissioner Eskelsen moved to forward a favorable approval to the City Council regarding the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford, contingent upon the applicant resolving all staff concerns. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Ney, Eskelsen, Hermann, Wingfield and Jones 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 Jones moved to adjourn the meeting. Commissioner Hermann seconded the motion; all voted in favor.

The meeting adjourned at 6:45 p.m.

Robert Wingfield
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: May 14, 2019