

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 11, 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

Excused:

Visitors: Dee Hansen

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30p.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:

- . Rezone request forthcoming – consent for a public hearing 4400 South
- . I-15 construction progression
- Chairman Wingfield thanked the city recorder for her efforts.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on May 28, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the May 28, 2019 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of recommendation to City Council for Final Site Plan approval of proposed Riverdale Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

Mr. Eggett summarized an executive summary which explained:

Mr. Eggett noted this matter appeared before the planning commission and the design review committee and received approval for the site plan elevation through the DRC and the preliminary site plan approval for pc.

Planning Commission Regular Meeting, June 11, 2019

The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a 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, will need to go through a conditional use review process tonight following this review. 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.

This Final 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-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 "Final 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 to provide a recommendation to City Council to approve the Riverdale Retail pad site plan proposal, approve the proposed site plan with any requested modifications, or not recommend City Council approval of the Riverdale Retail site plan. If a favorable recommendation is provided and the conditional use permit provided for this site plan proposed uses, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Mr. Eggett reviewed the planner review as well as the department reviews as seen in the packet. Mr. Eggett noted the fire chief's comments with regard to what a group A2 occupancy and explained the fire sprinkler requirements for that type of occupancy. The applicants are aware of the requirements and have confirmed other than Starbucks, no other restaurants will be located within the pad.

City Engineer is out of the country at this time, which is why there was no documentation within the packet, but he gave a verbal agreement that he was comfortable with the applicant's proposal.

Dee Hansen, the applicant, stated excited about this project and development to book end this area. This site has been a 3 year work in progress. Mr. Hansen felt this was the first step in maximizing that area. Mr. Hansen discussed the traffic flow and overall goal of connectivity.

Commissioner Spiers expressed appreciation for the foresight in addressing the traffic flow. Mr. Hansen stated eliminating an access flow along Riverdale road, utilize the Parrish furniture cross access, keep both accesses off of 300, reducing one of the sides, will also maintain an access up above the detainment wall, for cross circulation. Been working with Mike and Rodger to work with the cross access points in the future. Mr. Hansen believes he has addressed the flows.

Commissioner Ney asked if there was a time line for completion. Mr. Hansen stated they wanted Starbucks finished around mid-December. Commissioner Spiers asked about future cross road access, Mr. Hansen hopeful for the future. Commissioner Jones expressed questions in regards to traffic being congested by construction. Mr. Hansen stated they will work through it.

MOTION: Commissioner Hilton moved to recommend approval to the City Council regarding the Commissioner Herman seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All in favor, motion passed unanimously.

Planning Commission Regular Meeting, June 11, 2019

2. Consideration of Conditional Use Permit approval for restaurant, café, retail sales, and retail services use request in a Community Commercial (C-2) zone for property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

MOTION: Commissioner Jones moved to recommend approval to the City Council regarding the Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All in favor, motion passed unanimously.

F. Discretionary Items

There were none.

G. Adjournment

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

The meeting adjourned at 6:50 PM.

Robert Wingfield
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: _____