

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 24, 2020, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Amy Ann Spiers, Chairman  
Robert Wingfield, Commissioner  
Blair Jones, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner  
Suzette DeMar, Commissioner

City Employees: Mike Eggett, Community Development  
Shalee Evans, City Recorder

Visitors: Hugh Parke Kevin Christensen Jay Bingham

#### **A. Welcome & Roll Call**

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

#### **B. Public Comment**

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

#### **C. Presentations and Reports**

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

- There will be 2 new subdivision requests on the April 14<sup>th</sup> meeting.
- There are other projects on the horizon that have been delayed due to coronavirus related slowdown.

#### **D. Consent Items**

##### **1. Consideration to approve meeting minutes from the Planning Commission Meeting held on March 10, 2020**

Chairman Spiers asked for changes or corrections to the Planning Commission meeting minutes for the March 10, 2020 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Jones moved to approve the meeting minutes. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

#### **E. Action Items**

##### **1A. Public hearing to receive and consider comments regarding Panunzio Farms Planned Residential Unit Subdivision Development request for properties located approximately 850 West 4400 South, Riverdale, Utah; requested by Forest Creek Construction and Eva Panunzio Trust.**

Mike Eggett provided a brief summary of this property request by reviewing the first paragraph of the executive summary for this project proposal.

**MOTION:** Commissioner Wingfield moved to open the public hearing. Commissioner Hermann seconded the motion.

**ROLL CALL VOTE:** All voted in favor.

There were no public comments.

**MOTION:** Commissioner Jones moved to close the public hearing. Commissioner Wingfield seconded the motion. All voted in favor.

**1B. Consideration of a recommendation to City Council for Final Subdivision Site Plan and Plat approval of Panunzio Farms PRUD Subdivision, property located approximately 850 West 4400 South, Riverdale, Utah 84405; requested by Forest Creek Construction and Eva Panunzio Trust.**

Commissioner Spiers turned the time over to Mike Eggett, Community Development Director, that went over the executive summary which explained, The Panunzio Family and Forest Creek Construction have applied for a Planned Residential Unit Development Subdivision Site Plan and Plat review and approval for the Panunzio Farms PRUD proposed development located at approximately 850 West 4400 South in a Single-Family Residential R-1-6 zone. The proposed subdivision site plan is before the Planning Commission for final recommendation review and approval of the plan and plat. A public hearing is required as a requirement of a Planned Residential Unit Development proposal. As such, a public hearing has been scheduled for this meeting regarding the Panunzio Farms PRUD subdivision request. On February 25, 2020, this matter previously came before the Planning Commission for consideration. At the conclusion of the discussion regarding this request, the Planning Commission approved the Preliminary Subdivision plan and plat for this project and requested that the applicants continue working through the engineering and staff concerns noted for this project. Following the presentation and discussion of the final site plan and plat proposal, the Planning Commission may make a motion to recommend City Council approval of the site plan and plat, Council approval with additional requirements and criteria, or recommend no support for the final approval of the proposed Panunzio Farms PRUD subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive a recommendation from the Planning Commission, the site plan and plat would likely need to be updated and, thereafter, provided to the City Council for Final Site Plan and Plat recommendation consideration.

Hugh Parke addressed the Planning Commission, he stated that all the issues that have been stated have been addressed and that he will give everything to Mr. Eggett. He noted that one of the changes that have been made, is that they have decided to go with rock walls instead of a footing and a foundation. Hugh asked Mr. Eggett if the maintenance agreement is provided by the city. Mr. Eggett noted that he will have to get that from his engineer and Shawn Douglas will have to approve it. Commissioner Jones asked if this goes to the City Council and gets approved, when do they anticipate starting construction. Mr. Parke stated that due to Covid-19 and the impacts it has made on the economy, he is not sure when it will start. But he is hoping for May or June.

**MOTION:** Commissioner Jones moved to recommend to City Council a favorable of the Final Subdivision Site Plan and Plat for the Panunzio Farms PRUD Subdivision, with the understanding that the applicants resolve outstanding city staff and engineering concerns prior to going to the City Council. Commissioner Hermann seconded the motion.

**ROLL CALL VOTE:** All voted in favor.

**2. Consideration of Preliminary Subdivision Site Plan and Plat approval for Old Mill Subdivision, property located approximately 4225 South 700 West, Riverdale, Utah 84405; requested by Old Mill Partners, LLC.**

Commissioner Spiers turned the time over to Mike Eggett, he went over the executive summary which explained, Old Mill Partners, LLC, as represented by Hugh Parke and Lorri Thurgood, have applied for a traditional Subdivision Site Plan and Plat review and approval for the Old Mill proposed development located at approximately 4225 South 700 West in a Single-Family Residential R-1-8 zone. The proposed subdivision site plan is before the Planning Commission for preliminary review and approval of the plan and plat. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to provide preliminary approval of the site plan and plat, preliminary approval with additional requirements and criteria, or no support for the preliminary approval of the proposed Old Mill subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive preliminary approval, the site plan and plat would be updated and brought back to the Planning Commission for Final Site Plan and Plat recommendation to City Council consideration.

Hugh Parke briefly addressed the Planning Commission and provided some input relative to the project.

**MOTION:** Commissioner Wingfield moved to approve the Preliminary Subdivision Site Plan and Plat for Old Mill Subdivision. Commissioner Jones seconded the motion.

**ROLL CALL VOTE:** All voted in favor.

**3. Consideration of conditional use permit approval for electronic sign request for McDonald's, 909 West Riverdale Road, Riverdale, Utah 84405; requested by Yesco, LLC.**

Commissioner Spiers turned the time over to Mike Eggett, he went over the executive summary which explained, Yesco, LLC, on behalf of McDonald's Restaurant Group, has filed for a conditional use permit as required by 10-16-10(B.)

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of the Riverdale City Code, to install an electronic messaging pole sign attachment board on the existing pole sign at the McDonald's restaurant location at 909 West Riverdale Road. The Riverdale McDonald's site is located within a C-3 zone. Per City Code, McDonald's is permitted to have signs on their property at a ratio of three (3) square feet for each one (1) linear foot of occupied frontage and subject to a conditional use review for any proposed electronic signs. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested attachment of the McDonald's electronic sign messaging board.

Kevin Christensen, Yesco LLC, addressed the Planning Commission and thanked all for being present with what is going on in the country right now. He noted that he has been installing multiple signs for this owner that is requesting this sign and it has been doing great. Commissioner Jones asked when they are planning to start and asked if it will affect traffic. Kevin noted that removal and installation will be done within 4 hours and it does not impact traffic at all. He noted that he has worked with Yesco for 40 years and he has never blocked a driveway. Commissioner Ney asked if he has put signs up on highways and not just state streets. Kevin stated that he has done signs all over. Commissioner Jones asked about UDOT and if he follows the restrictions they have in place. Mr. Christensen stated that they always follow UDOT restrictions and they always want to make sure the signs aren't intrusive.

**MOTION:** Commissioner Hermann moved to approve the conditional use permit for electronic sign request for McDonald's, requested by Yesco, LLC. Commissioner Wingfield seconded the motion.

**ROLL CALL VOTE:** All voted in favor.

**4. Consideration of conditional use permit approval for electronic sign request for Applebee's, 1125 West Riverdale Road, Riverdale, Utah 84405; requested by Allied Electric Sign Company.**

Commissioner Spiers turned the time over to Mike Eggett, he went over the executive summary which explained, Allied Electric Signs, on behalf of Applebee's Restaurant Group, has filed for a conditional use permit as required by 10-16-10(B.) of the Riverdale City Code, to install an electronic messaging pole sign attachment board on the existing pole sign at the Applebee's restaurant location at 1125 West Riverdale Road. The Riverdale Applebee's site is located within a C-3 zone. Per City Code, Applebee's is permitted to have signs on their property at a ratio of three (3) square feet for each one (1) linear foot of occupied frontage and subject to a conditional use review for any proposed electronic signs. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested attachment of the Applebee's electronic sign messaging board.

Jay Bingham, Applied Electric Signs, addressed the Planning Commission and stated that Applied Electrical have installed these signs everywhere and since this requested spot is on a state highway, they do not need approval from UDOT, although they do follow restrictions. He noted that the PC controller for the sign will be inside the building for them to control the images and speed. Commissioner Wingfield asked if it would have an auto dimmer. Mr. Bingham noted that all their signs have auto dimmers and that they can be controlled. Commissioner Hermann asked if they are planning to extend the current pole or if they are adding an entire new pole. Jay noted that everything will be in the exact same location as it is now, and that everything will be approved before they start the installation. Commissioner Ney asked what kind of images will be shown, if there will be flashing. Mr. Bingham noted that flashing can be a nuisance and that they do a fade in and fade out. Commissioner Jones asked Mr. Eggett if there is a city code on how bright the sign can be. Mike Eggett noted that billboards have very strict requirements, but electronic signs do have to make sure that they do not cause an impairment of a driver's vision.

**MOTION:** Commissioner Wingfield moved to approve the conditional use permit for electronic sign request for Applebee's, requested by Allied Electric Sign Company. Commissioner Jones seconded the motion.

**ROLL CALL VOTE:** All voted in favor.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 7:29 p.m..

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Amy Spiers  
Planning Commission Chair

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Shalee Evans  
City Recorder

Date Approved: **4/14/2020**