

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 14 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
Kevin Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Evans, City Recorder
Rich Taylor, Community Services

Visitors: Hugh Parke Jake Tate

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31p.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:

- Quick Quack Car Wash has passed all their inspections and has had their business license issued.
- Scandinavian Designs has gotten a new permit.
- There will be a new 2 lot Subdivision request on the next meeting.
- The home on Ritter Drive has been demolished.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on March 24, 2020

Chairman Spiers asked for changes or corrections to the Planning Commission meeting minutes for the March 24, 2020 Work Session and Regular Meeting. Commissioner Ney noted a spelling error.

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

There was no discussion regarding this motion.

E. Action Items

1. Consideration of a recommendation to City Council for Final Subdivision Site Plan and Plat approval of Old Mill Subdivision, property located approximately 4225 South 700 West, Riverdale, Utah 84405; requested by Old Mill Partners, LLC.

Mike Eggett 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 final review and approval of the plan and plat. A public hearing is not required for review of this proposed subdivision. On March 24, 2020, the Planning Commission approved the Preliminary Site Plan and Plat for the Old Mill Subdivision with the understanding that outstanding staff concerns, and engineering concerns be addressed and resolved. 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, approval with additional requirements and criteria, or recommend no support for the final approval of the

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proposed Old Mill subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive final approval, the site plan and plat would be updated and sent to the City Council for Final Site Plan and Plat approval consideration. Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion to recommend City Council approval of the site plan and plat, approval with additional requirements and criteria, or recommend no support for the final approval of the proposed Old Mill subdivision site plan and plat with the appropriate findings of fact.

Commissioner Ney asked what parcel A is. Mr. Eggett noted that it is a retention basin for storm water. Commissioner Ney also asked who maintains the retention basin. Mr. Eggett noted that it will be maintained by an HOA or the subdivision residents.

MOTION: Commissioner Jones moved to forward to the City Council with favorable recommendation the Final Subdivision Site Plan, and Plat approval of the Old Mill Subdivision, property located approximately 4225 South 700 West, Riverdale, Utah 84405, with addressing comments made by city staff and city engineer. Commissioner Wingfield seconded the motion.

ROLL CALL VOTE: All voted in favor.

2. Consideration of Amended Small Subdivision Plat approval of Riverdale Center V Subdivision, property located approximately 4035-4079 South Riverdale, Riverdale, Utah 84405; requested by Anderson Wahlen & Associates, Inc.

Chairman Spiers turned the time over to Mike Eggett, Community Development Director, that went over the executive summary which explained, CCA (Kornwasser Group), as represented by David Hamilton and Jake Tate, have applied for an Amended Small Subdivision Plat review and approval for the Riverdale Center II Lot 3 Amended Subdivision proposed development located at approximately 4125 South Riverdale Road in a Retail/Commercial Park Overlay (RCP) zone. The proposed amended small subdivision plan is before the Planning Commission for final review and approval of the proposed plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the Planning Commission may make a motion to provide approval of the amended plat and recommend City Council approval, approval with additional requirements and criteria, or not approve the amended plat and then recommend no support for the final approval of the proposed Riverdale Center II Lot 3 Amended Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the plat would be updated and sent to the City Council for Final Site Plat approval consideration.

Commissioner Jones asked Mr. Eggett if part of this item will be approved by the Commission tonight and the other part will go to the City Council. Mike Eggett stated that the Commission would be making a recommendation to the City Council and approving the preliminary subdivision at the same time. Commissioner Ney asked what is going to happen on these lots. Jake Tate noted that there is nothing being built on these properties. They had an opportunity to separate these properties and he believes one or two are under contract. Commissioner Jones asked if these are all existing buildings that are being separated. Mr. Tate confirmed yes, they are all existing buildings and they are going to be separated.

MOTION: Commissioner Wingfield moved to approve the Amended Small Subdivision Plat for Riverdale Center V Subdivision, property located approximately 4035-4079 South Riverdale, Riverdale, Utah 84405. contingent on completing issues identified by City Staff and Engineer. and to forward to City Council with a favorable recommendation with issues by the staff and engineer being addressed prior to going to City Council. Commissioner Jones seconded the motion.

ROLL CALL VOTE: All voted in favor.

3. Consideration of Amended Small Subdivision Plat approval of Riverdale Center II Lot 3 Amended Subdivision, property located approximately 4125 South Riverdale, Riverdale, Utah 84405; requested by Anderson Wahlen & Associates, Inc.

Chairman Spiers turned the time over to Mike Eggett, he went over the executive summary which explained, CCA (Kornwasser Group), as represented by David Hamilton and Jake Tate, have applied for an Amended Small Subdivision Plat review and approval for the Riverdale Center V Subdivision proposed development located at approximately 4035-4079 South Riverdale Road in a Regional Commercial (C-3) zone. The proposed amended small subdivision plan is before the Planning Commission for final review and approval of the proposed plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the Planning Commission may make a motion to provide approval of the amended plat and recommend City

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Council approval, approval with additional requirements and criteria, or not approve the amended plat and then recommend no support for the final approval of the proposed Riverdale Center V Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the plat would be updated and sent to the City Council for Final Site Plat approval consideration.

Commissioner Jones asked if this is the same type of Subdivision as the second action item. Mr. Eggett stated it is the exact same thing.

MOTION: Commissioner Hermann moved to approve the Amended Small Subdivision Plat approval of Riverdale Center II Lot 3 Amended Subdivision, property located approximately 4125 South Riverdale, Riverdale, Utah 84405, and to recommend to the City Council with favorable recommendation with issues by staff and engineer to be resolved prior to go to City Council. Commissioner Jones seconded the motion.

ROLL CALL VOTE: All voted in favor.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

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 7:21 p.m..

Amy Spiers
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: