

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 10, 2017, at 6:31 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Steve Hilton, Chairman David Gailey, Commissioner Lori Fleming, Commissioner Michael Roubinet, Commissioner Robert Wingfield, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Blair Jones, Commissioner Kathy Eskelsen, Commissioner
Visitors:	Daniel Thurgood

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Jones and Commissioner Eskelsen who are excused.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

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

- Maverik may not be developing at the 5120 S 375 E (currently Chevron).
- Papa Johns, located inside Chevron, is no longer in business.
- Coleman property sale has been stalled indefinitely, and thus the previous rezone request is stalled.
- The City Council has requested an updated landscaping ordinance.
- Commissioners Fleming and Roubinet Planning Commission Terms will expire end of January; as such new appointments will need to be made by the Mayor.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on November 22, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the November 22, 2016 Work Session and Regular Meeting. There were no corrections/changes requested.

2. Consideration of 2017 Annual Meeting Schedule.

There were no corrections/changes requested.

MOTION: Commissioner Fleming moved to approve consent items as written. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of approving the consent items.

E. Action Items

1. Consideration of Preliminary Site Plan Approval for Verizon Wireless Rooftop Tower and Support Facilities, 4848 South 900 West, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

Verizon Wireless and Technology Associates, as represented by Daniel Thurgood, have applied for a Site Plan review for a new small cell tower installation and supporting facilities located on the Walmart building and adjacent to the south end of the building at approximately 4848 South 900 West in a Regional Commercial (C-3) zone. This site is the existing 900 West Walmart building and parking area. The property is currently owned by Wal-Mart Real Estate Business Trust. A public hearing is not required to consider this Site Plan proposal. If a preliminary site plan approval was provided, then this matter could move forward for final site plan consideration by the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-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 on the Walmart building site and building at 4848 South 900 West. The property is in a Regional Commercial C-3 zone and the desired use of this property, as a small cell tower installation, would be a conducive use in this zone.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review – Verizon Wireless Small Cell Installation"; this is a supplementary document addressing items of note or concern as identified on the Commercial Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Commercial Site Plan documentation, there is a supporting written response sheet required by City Code 10-17-6(A.)(3.), supporting documentation showing the distance measurement of 1000 feet as required by City Code 10-17-8(C.), a written statement of FCC regulation compliance as required by City Code 10-17-9, and the proposed site plan addition drawings for the cell tower installation.

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 act and make a motion to provide preliminary site plan approval for the Verizon Wireless small cell installation project site plan proposal, provide preliminary approval of the proposed site plan proposal with any requested modifications/amendments, not to provide site plan approval of the Verizon Wireless small cell installation project site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Daniel Thurgood, with Technology Associates in Murray, Utah, addressed the concerns listed in the Site Plan review, presented by Mr. Eggett. He stated there will be a parking stall area at Wal Mart they will use, though Verizon can't officially claim one of Wal-Marts parking stalls. He explained no additional lighting will be added to the site. He stated Verizon does not currently have a fiber optic provider and explained it is currently out to bid. As such the utility easement is shown in the site plan. Once a fiber optic provider is selected Verizon will submit an application to Riverdale City to lay new fiber.

Mr. Thurgood stated this is a single small antenna; the purpose is for Wal-Mart instore and parking lot access. This site should also help a future site that is anticipated.

Commissioner Fleming asked the range of the small antenna. Mr. Thurgood explained 500 feet to 1,000 feet from the antenna contingent upon use.

There was no further discussion.

MOTION: Commissioner Roubinet moved to approve the preliminary site plan for the Verizon Wireless rooftop tower and support facilities, located 4848 South 900 West Riverdale, Utah 84405. The motion was seconded by Commissioner Fleming.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Fleming, Roubinet, and Wingfield all voted in favor of the preliminary site plan approval. The motion passed unanimously.

F. Discretionary Items

Chairman Hilton invited discussion regarding discretionary items and there were none.

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G. Adjournment

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

The meeting adjourned at 6:47 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **January 24, 2017**