

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 24, 2017, at 6:35 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
Robert Wingfield, Commissioner

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

Visitors: no visitors

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.

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:

- Habit Burger and Grill is moving forward.
- Riverdale Town Square construction continuing.
- Hobby Lobby is moving forward.
- Brook Haven at full capacity for office space rentals. Mr. Eggett speculated they may expand.
- Security Service Federal Credit Union replaced Wells Fargo Bank; minor remodels and new signage.
- Target will be remodeling shortly.
- The Landscaping Ordinance is in the works, and should be a discussion for the next Planning Commission Meeting.
- The Kia Car Dealership may be before the Planning Commission in the future.

Commissioner Fleming asked if there was room for Brook Haven offices to expand. Mr. Eggett explained there were multiple building pad sites available at the Brook Haven property. Mr. Eggett stated the original site plan was approved in the past.

Chairman Hilton stated he heard from a Maverik representative who explained the previously anticipated Maverik [which would have replaced the Chevron on Riverdale Road] has been postponed indefinitely.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on January 10, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the January 10, 2017 Work Session and Regular Meeting. There were no corrections/changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor to approve the meeting minutes.

E. Action Items

1. Consideration of Recommendation to City Council for Final Site Plan Approval of 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 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. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend final site plan approval for the Verizon Wireless small cell installation project site plan proposal, recommend final site plan approval of the proposed site plan proposal with any requested modifications/amendments, or not recommend final site plan approval of the Verizon Wireless small cell installation project site plan, with the respective findings of fact to support the decision. If a recommendation for final site plan approval was provided, then this matter would move forward for final site plan approval consideration by the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Final 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", 10-16 "Sign Regulations", and 10-17 "Wireless Telecommunications Zoning Regulations".

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 "Final 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.

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.

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.

Mr. Eggett stated he was unsure why the applicant did not attend this meeting, but explained the applicant was sent the packet information via email, so they have all the information they need from City Staff. There were no additional questions from the Planning Commission.

MOTION: Commissioner Fleming moved to recommend approval to the City Council for the Final Site Plan of Verizon Wireless Rooftop Tower and Support Facilities located approximately, 4848 S 900 W, Riverdale, Utah 84405. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Wingfield, Roubinet, Eskelsen, Fleming, Gailey, Jones, Hilton 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 Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion; all voted in favor.

The meeting adjourned at 6:46 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder