

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, December 12, 2017, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

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

Visitors: Jared Olson Arron Harper Dave Carlson

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

The Planning Commission meeting began at 6:30 p.m. 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:

- Luncheon tomorrow noon at the Riverdale Community Center for all employees, appointed and elected officials.
- Lumbar Liquidators is now open
- Lady Janes Haircuts for men will be opening soon
- Krispy Kreme final site plan forth coming
- Coleman Farms Subdivision will begin construction first of 2018

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

##### **1. Consideration of meeting minutes from the Planning Commission Meeting held on November 28, 2017.**

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the November 28, 2017 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously in favor.

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

##### **1. Consideration to approve/issue a Conditional Use Permit for an Amended Infill Lot Development for property located at approximately 4300 South 1000 West, Riverdale, Utah 84405; requested by Jared and Brittany Olson.**

Mr. Eggett summarized an executive summary which explained:

Petitioners Jared and Brittany Olson are requesting an amendment to their previously approved development of an infill lot (like a flag lot) in a Single-Family and Single-Family with Rental Unit Residential R-2 zone located at approximately 4300 South 1000 West (parcel id #06-004-0024). The property contains approximately 0.58 acres of land and has approximately 60 feet along 1000 West which could accommodate the driveway to access the entirety of the lot (see the attached proposal documentation for more information).

A public hearing is not required for this request and the Planning Commission, subject to Title 10, Chapter 12 "Infill Lots", are the land use authority for this request. Following discussion of the request, the Planning Commission may make act accordingly to approve the amended request as submitted, approve the amended request with the imposition of additional conditions and requirements to grant the request, or deny the amended infill lot development request with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-12 "Infill Lots", and 10-14 "Regulations Applicable to All Zones" in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department.

The infill lot development is currently owned by Jared S Olson and wf Brittany. Historically, this property has sat vacant off of 1000 West due to lack of appropriate frontage to meet zone requirements for a legal building lot. The original conditional use permit request for development of this infill lot was approved by the Planning Commission on June 13, 2017. Since that time, the applicant has had their plans reviewed by the financial entity processing their loan and has deemed that the applicants need to select a different housing configuration for this property in order to qualify for the loan. For this reason, this amendment to the previously approved infill lot development request is before the Planning Commission for review and consideration.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). As previously reviewed, the amended infill lot development consideration does require that specific requirements and conditions may be imposed upon the property "development as outlined by the Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration" (Riv City Code 10-12-3(A.)(9.)). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled "Departmental Staff Reports".

General Plan Guidance (Section Reference)

Listed as Residential-Low Density use.

Chairman Hilton asked the applicant if he understands all the requirements and is willing to comply. Jared Olson, the applicant, confirmed he could comply and hopes to begin construction in March of 2018. There was a brief discussion regarding square footage and design of the building in relation to acquiring bank loans.

**MOTION:** Commissioner Boatright moved to approve the Conditional Use Permit for an Amended Infill Lot Development for property located at approximately 4300 South 1000 West, Riverdale, Utah 84405; requested by Jared and Brittany Olson. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Jones, Gailey, Fleming, Eskelsen, Wingfield, Boatright, and Hilton all voted in favor. The motion passed unanimously.

**2. Consideration to approve/issue a Conditional Use Permit regarding an automotive repair use request in a Regional Commercial (C-3) Zone for property located at approximately 4510 South 900 West, Suite 5, Riverdale, Utah 84405; requested by Arron Harper.**

Mr. Eggett summarized an executive summary which explained:

Mr. Harper has filed for a conditional use permit to request a new use for an automotive repair and service shop located at approximately 4510 South 900 West, Suite 5. This property is located in a Regional Commercial (C-3) zone and is within the Adamson Family building on 900 West. Within the C-3 zone matrix, "repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building" is established as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone. Previously this location was being utilized as an entertainment parlor and café. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3)" and 10-19 "Conditionals Uses".

City staff has briefly discussed the building plan and details with Mr. Harper regarding this request for an approved change in commercial/retail uses at this location. Items of concern and discussion have been provided in the department staff report document. The applicant has also provided an aerial photo of the building location and a concept of the interior redevelopment plan. The applicant has stated that he understands the requirements of keeping an automotive shop clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry.

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please defer to City Code 10-10A):

**10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:**

The planning commission shall review a conditional use permit with evidence presented to establish that:

- A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and
- F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and
- G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

**General Plan Guidance (Section Reference)**

The General Plan has this area listed for Planned Commercial – High uses.

Mr. Eggett discussed the comments from the public works director regarding the request for oil water separator utilities which would need to be installed.

Aaron Harper, the applicant, explained there would not be any painting at this auto body shop. The larger square footage allows for more vehicles to be parked inside the facility. Mr. Harper discussed the rules for car storage. His overall goal is to keep the area nice, to avoid the appearance of a junk yard. Mr. Eggett reviewed the parking ordinance with the applicant and asked if he could meet the ordinance. Mr. Harper confirmed he could.

Chairman Hilton asked Mr. Harper if he felt he could meet all the requirements including hazardous waste disposal and Mr. Harper confirmed he could. It was anticipated this facility would be open in the summer of 2018.

**MOTION:** Commissioner Jones moved to approve Conditional Use Permit regarding an automotive repair use request in a Regional Commercial (C-3) Zone for property located at approximately 4510 South 900 West, Suite 5, Riverdale, Utah 84405; requested by Arron Harper, subject to the Municipal Code and all legal rules and regulations pertaining to auto businesses. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Boatright, Hilton, Jones, Gailey, Fleming, Eskelsen, and Wingfield all voted in favor. The motion passed unanimously.

**F. Discretionary Items**

Commissioner Fleming asked who was responsible for repairing sidewalks. Mr. Eggett referred her to the Public Works Department.

**G. Adjournment**

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

The meeting adjourned at 6:52 p.m.

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Steve Hilton  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **January 9, 2018**