

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, March 27, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Commissioners: Gary Boatright, Chairman  
Robert Wingfield, Vice-Chair  
Steve Hilton, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner

City Employees: Mike Eggett, Community Development

Excused: Blair Jones, Commissioner  
Lori Fleming, Commissioner  
Jackie Manning, City Recorder

Visitors: Lori Abbott                      Jeff Abbott

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chairman Boatright 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 Fleming who were excused.

**B. Public Comment**

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

**C. Presentations and Reports**

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

- El Pollo Loco is moving forward in construction
- Floor and Décor will have a grand opening on April 21, 2018 from 10:00 a.m. to 2:00 p.m.
- Eye Glass World business will be moving into the Riverdale Town Square
- Straterra Chiropractic business will be moving into the Riverdale Town Crossing Center

**D. Consent Items**

**1. Consideration of meeting minutes from the Planning Commission Meeting held on February 27, 2018.**

Chairman Boatright asked for changes or corrections to the Planning Commission meeting minutes for the February 27, 2018 Work Session and Regular Meeting. There were no changes requested.

**MOTION:** Commissioner Wingfield moved to approve the consent item, meeting minutes as written.  
Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** All Planning Commissioners voted in favor of the motion.

**E. Action Items**

**1. Consideration of recommendation to the City Council regarding a small subdivision preliminary plan and plat approval, for Abbott Subdivision, site located approximately 5676 South Weber River Drive, Riverdale, Utah 84405; requested by Jeff and Lori Abbott.**

Mr. Eggett summarized an executive summary which explained:

Jeff and Lori Abbott have applied for a Residential Subdivision Site Plan and Plat review and approval for the Abbott Subdivision proposed development located at approximately 5676 S. South Weber Drive in the Agricultural (A-1) zone. The proposed subdivision site plan is before the Planning Commission at this time as a small subdivision preliminary review for consideration to provide a recommendation to the City Council regarding the proposed subdivision plan and plat. A public hearing will not be required to consider this proposed subdivision. Following the presentation and

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discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to recommend City Council approval of the site plan and plat, recommend City Council approval with additional requirements, table the matter (to allow more time to refine the application and resolve outstanding issues), or not support a recommendation to City Council for approval of the proposed Abbott Subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive a recommendation to the City Council, then the site plan and plat would be brought forward to the City Council for Final Site Plan and Plat approval.

This Residential Subdivision Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of the Ernest Schneider Jr Trust Agreement. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. Lori Abbott is a relative of Ernest Schneider and the Trust overseeing this property and will be the owner of the one acre (40,000 sf) new parcel on this property. The remainder will continue under the ownership of the Trust for the time being.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

The General Plan use for this area is currently set as "Agricultural" and this proposed project complies with this proposed land use.

Jeff and Lori Abbott, the applicants, thanked Mr. Eggett for his executive summary and stated they are excited to build in Riverdale City. All staff concerns are being worked through with the applicant.

**MOTION:** Commissioner Hilton moved to forward a favorable recommendation to the City Council for the small subdivision preliminary and plat approval for Abbott Subdivision, site located approximately 5676 South Weber Drive, Riverdale, Utah 84405, with the understanding that all staff noted issues be resolved prior to advancing to a City Council meeting; requested by Jeff and Lori Abbott Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Eskelsen, Wingfield, Gailey, Boatright, and Hilton all voted unanimously in favor.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 6:41 p.m.

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Robert Wingfield  
Planning Commission Interim-Chair

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Jackie Manning  
City Recorder

**Date Approved: June 26, 2018**