



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Wednesday, **March 14, 2012 at 6:35 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Bart Stevens, Commissioner
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
David Gailey, Commissioner

Member Excused: Blair Jones, Vice-Chairman

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and no members of the public.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Commissioner Jones who is excused. He said because there are no members of the public here to attend tonight's meeting, the Planning Commission is convening upstairs in the Conference Room.

B. Open Communications

Chairman Ellis noted that there are no members of the public to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report.

D. Consent Items

1. **Approval of meeting minutes from:**
February 14, 2012 Work Session
February 14, 2012 Planning Commission

Chairman Ellis asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Eskelsen moved to approve the consent items with the correction noted by Commissioner Gailey in the work session. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. a. **Public Hearing on proposed changes to RCC 10-10-A Commercial Zones (C-1, C-2, C-3).**

b. Discussion on proposed changes to RCC 10-10-A Commercial Zones (C-1, C-2, C-3)

Chairman Ellis said the first item on tonight's agenda is a public hearing to receive public comment on proposed changes to RCC 10-10-A. Mr. Daily said the proposal is to amend Riverdale's commercial ordinance pertaining to commercial zones to update the language, add uses, and change certain requirements including adding a section for rear setbacks on buildings to allow emergency and fire vehicles access to commercial buildings. Chairman Ellis noted no members of the public are present to comment during the public hearing.

Motion: Commissioner Hilton moved to close the public hearing on proposed changes to Title 10, Chapter 10, Article A. Commercial Zones (C-1, C-2, C-3). Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis asked for discussion on proposed changes to RCC 10-10-A Commercial Zones (C-1, C-2, C-3). Commissioner Stevens asked why this ordinance is being amended at this time, specifically why the setbacks are being adjusted. Mr. Daily said the city code previously stipulated rear setbacks for commercial businesses but it was accidentally deleted at some point over the years. He said he noticed there were side and frontage setbacks stipulated but not a rear setback when he was amending the ordinance so he added the line requiring a 20 foot rear setback after consulting with the fire department to ensure that was adequate room for an emergency vehicle. Mr. Daily said adding a rear setback also protects residential areas from encroaching commercial buildings. Chairman Ellis stated for the record that Mr. Daily is recommending a rear setback requirement of 20 feet for commercial buildings to be added to RCC 10-10-A simply to correct an accidental previous deletion from the current ordinance. Commissioner Hilton thanked Mr. Daily for his efforts to update this ordinance and he said that he agrees with the proposed language changes to bring the commercial code up to date and address new businesses occupying Riverdale retail spaces.

Motion: Commissioner Hilton moved to approve the proposed changes to RCC 10-10-A Commercial Zones (C-1, C-2, C-3 and to forward these amendments to the City Council with a favorable recommendation. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and none were noted.

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Hilton seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.

Approved: April 10, 2012

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder