



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 23, 2012 at 6:33 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Blair Jones, Vice-Chairman
Bart Stevens, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner

Members Excused: Steve Hilton, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and two members of the public Dallas Buttars and J.J. Trussell.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Commissioner Hilton who is excused.

B. Open Communications

Chairman Ellis invited members of the public to speak during the open communications portion of the meeting and there were no comments.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report. He asked for any questions and there were none.

D. Consent Items

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.
Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said in deference to the members of the public who will participate in tonight's meeting, the second consent item consideration of amending Riverdale's landscaping ordinance will be discussed following the Commission's consideration of a request from Riverside Village.

E. Action Items

- 1. Consideration of request to convey/exchange properties owned by Riverdale City and Riverside Village Mobile Home Park, located at 4375 S. Weber River Drive**

Chairman Ellis said the Planning Commission is considering a subdivision request to convey/exchange properties owned by Riverdale City and Riverside Village Mobile Home Park,

located at 4375 S. Weber River Drive. Mr. Daily said Riverside Village is requesting Riverdale convey city owned property to fix overlapping surveying lines and he introduced Surveyor Dallas Buttars to answer any questions about the proposal. Commissioner Gailey asked for clarification about City Administrator Larry Hansen's hand written executive summary comments and the City Recorder read them to the Planning Commission. Mr. Buttars said the property plats have been drafted stipulating what property Riverdale will convey to Riverside Village and vice versa. Mr. Daily said this is a fair exchange for Riverdale as the city gets more land than they are exchanging and maintains their road right of way. He said a large chunk of the land Riverdale is getting will be river property including the trail pathway along Riverside Village. Commissioner Stevens asked Mr. Buttars if Riverdale City had retained his services and Mr. Buttars said he had been hired and paid by the owner of Riverside Village not Riverdale City. Mr. Buttars said the owner of Riverside Village is refinancing after ten years and his lender requested the property have an American Land Title Association (ALTA) survey as part of that process, which he said is a typical request in the process. According to Mr. Buttars, while surveying the area he identified overlapping property lines affecting the curb and gutter and river which he said is common because GPS surveying equipment is much more sophisticated today than it was 150 years ago when these land parcels were originally recorded with Weber County. Mr. Buttars said the new drawings will reflect the actual division of properties so that what is recorded on paper reflects the reality on the ground. He said the overlapping lines he discovered are common in projects like this and the proposed conveyance of properties will correct any discrepancies. Mr. Daily said nothing will physically change if this proposal is approved but the surveying lines will be accurately recorded with Weber County between the Riverdale City and Riverside Village properties. Commissioner Stevens thanked Mr. Buttars for answering his questions to help him better understand the petitioner's request. There were no additional questions or comments.

Motion: **Commissioner Fleming moved to forward to the City Council with a favorable recommendation the petitioner's request to convey/exchange properties owned by Riverdale City and Riverside Village Mobile Home Park, located at 4375 S. Weber River Drive. Commissioner Jones seconded the motion.**

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Daily said the City Council will consider the Riverside Village request at their next regularly scheduled meeting on Wednesday November 7, 2012.

Chairman Ellis said the second consent item is consideration of setting a public hearing for November 13, 2012 to amend RCC 10-28, Residential Landscaping. Mr. Daily said based on the Planning Commission's discussion during their work session, his recommendation is that they table this discussion and don't set a public hearing at this time until he can provide them with more information and visual depictions of lots that have prompted these proposed amendments. Commissioner Jones asked if the intent of these proposed changes is to stop people from parking in their front yards and Mr. Daily said the intent is to allow people to park vehicles on driveways instead of landscaping and to discourage the use of non-permanent hardscape like gravel as a parking surface. According to Mr. Daily, the proposed changes stipulate that asphalt and concrete are appropriate hard surfaces for driveways and require 40 percent of the entire yard be

landscaped. Commissioner Stevens asked if Riverdale's existing nuisance ordinance could be used to enforce no parking on landscaping in residential areas. Mr. Daily said Riverdale's current city code defines gravel as a hard surface where vehicles can be parked so hypothetically a homeowner could cover their entire front yard in gravel and park as many vehicles as space will allow depending on the size of the yard. Mr. Daily said gravel makes snow removal difficult and Commissioner Eskelsen said vehicles leaking chemicals could potentially contaminate ground water because gravel is porous unlike concrete or asphalt. Mr. Daily said these proposed amendments further define what residents are permitted to do with their front yards in an effort to maintain a residential look and address complaints that allowing front yards to be used as parking lots compromises the aesthetic character of Riverdale neighborhoods.

Commissioner Stevens presented several hypothetical situations and Mr. Daily said the proposed amendments will simply stipulate that the yards of homes in Riverdale can be hardscaped up to 60 percent with the remaining 40 percent landscaped. Mr. Daily encouraged the Planning Commission to table the discussion if they are not ready to set a public hearing on this issue at this time.

Commissioner Jones said he has concerns about how older homes with gravel or dirt driveways will be impacted if these proposed amendments pass. He said he doesn't believe the appropriate role of city government is to legislate what people do with their personal property. Commissioner Stevens said members of his family park their vehicles on landscaped areas of his front yard while visiting on special occasions and on heavy snow days in order to comply with Riverdale's no on street parking ordinance to allow snow plows room to clear city streets. Mr. Daily said the current ordinance addresses these special considerations by allowing residents to park a vehicle on their grass up to four hours a day. He said Riverdale's Code Enforcement Officer wouldn't enforce the no parking on landscaping ordinance in the wintertime when there is no threat of the grass dying with vehicles parked on it. Mr. Daily recommended the discussion be tabled at this time as the Planning Commission comments indicate that the group is not ready to set a public hearing. He said he will provide them with more information so that they can continue studying the proposal before making a determination about what is best for the majority of Riverdale's 8,400 residents.

Motion: Commissioner Eskelsen moved to table the discussion on amending RCC 10-28 Residential Landscaping until Mr. Daily can provide the Planning Commission with additional information. Commissioner Jones seconded the motion.

Chairman Ellis asked for discussion on the motion and Commissioner Stevens suggested that the discussion not be tabled but killed because there does not appear to be majority support for the proposed amendments. Mr. Daily said a motion to deny the request to set a public hearing will kill the discussion but he reminded the Planning Commission they must first address the motion to table. Chairman Ellis called for a roll call vote.

Roll Call Vote: Commissioner Jones, aye; Commissioner Gailey, aye; Commissioner Stevens, nay; Chairman Ellis, aye; Commissioner Eskelsen, aye; Commissioner Fleming, nay; the motion passed with four in favor and two opposed.

F. Discretionary Items

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

Motion: There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:58 p.m.

Approved: November 13, 2012

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder