



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 9, 2013 at 6:32 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
 Blair Jones, Vice-Chairman
 Steve Hilton, Commissioner
 David Gailey, Commissioner
 Lori Fleming, Commissioner
 Michael Roubinet, Commissioner
 Kathy Eskelsen, Commissioner

Others Present: Larry Hansen, City Administrator; Randy Daily, Community Development Director; Michael Eggett, Community Development Administrator; and Ember Herrick, City Recorder.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present. Community Development Director Randy Daily welcomed the new Community Development Administrator Michael Eggett and told the Planning Commission that Mr. Eggett was been working in a similar capacity for Syracuse and will take over his responsibilities after he retires at the end of June 2013.

B. Open Communications

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

Commissioner Hilton asked Mr. Eggett to tell the Planning Commission about himself and Mr. Eggett said he grew up in Clearfield and graduated from Weber State University with a bachelor's degree in Criminal Justice and then got his Masters Degree in Public Administration with an emphasis in City Government. Mr. Eggett said he has worked for Syracuse for over two and a half years and for West Bountiful as a City Planner for four years and for the juvenile court system prior to that. He said that he is excited to join Riverdale City and plans to use his city government experience and legal background to add to the legacy Mr. Daily has created during his 35 years with Riverdale City. Chairman Ellis welcomed Mr. Eggett and said the Planning Commission looks forward to working closely with him.

C. Presentations and Reports

Community Development Projects Status Report

Mr. Daily said there are no new items on the Community Development Report. He said construction continues on In-N-Out Burger's new restaurant and they have a sign up announcing that the restaurant is coming. Chairman Ellis said this is great news for the city and he asked for any questions or comments and there were none.

Discussion about Planning for City Image Projects

City Administrator Larry Hansen said image and branding of Riverdale City are important although the unique demographics with the convergence of I-15 and I-84 don't require Riverdale

to heavily market the city to bring in new businesses and maintain Riverdale's reputation as a destination retail hub. Mr. Hansen said Riverdale's stacked logo, color scheme and font help to create a consistent, recognizable city image when people see it on police and city vehicles and on signs throughout the community. He said the sunburst with the words "making life better" was created years ago by the Utah League of Cities and Towns and was adopted by Riverdale because it aligned with Riverdale's 2005 Action Plan. According to Mr. Hansen, staff and appointed and elected officials should regularly evaluate their actions to ensure that they are doing the right things for the right reasons to improve the quality of services for everyone in Riverdale. He read the city's vision and mission statements and talked about the purpose of the General Plan. Mr. Hansen said the key to Riverdale's financial sustainability and ability to continue to deliver core services depends on maintaining the city image as a destination retail hub with unique businesses that can't be found in every city in Weber and Davis Counties.

Mr. Hansen said at a joint Strategic Planning meeting last fall he enlisted the Planning Commission's input for ideas for the new roundabout at 700 West and 4400 South and he thanked Commissioner Fleming for her ideas and updated the group on the project's progress. He displayed images of the city's branding on sandstone rocks like the one located on UDOT property gifted to Riverdale City at 1050 West and Riverdale Road. Mr. Hansen said it is important to keep the city's image and branding consistent especially at entry points and at the boundaries of the city. He complimented Home Depot for planting and maintaining the plants around the city sign at 1050 West so that it is low maintenance for Riverdale's Public Works Department. He said there are similar sandstone signs at 330 West and 4400 South. According to Mr. Hansen, former City Council member Doug Peterson wanted the city's commercial and residential zones clearly demarcated so that drivers realize they are entering a residential area like 700 West. Mr. Hansen said a few city signs in roundabout have the words "always welcome" on the back of the signs and he said he is open to suggestions on changing this wording depending on different areas of the city to read "where we live", "where we work" or "where we shop". According to Mr. Hansen, the city's engineer and public works department have warned against creating a fountain in a city roundabout and are recommending a sandstone sign and 25 foot flagpole flying the American and Riverdale City flags in the new roundabout at 700 West and 4400 South. He said there will be stamped concrete at the base like other roundabouts on 4400 South and there will probably be some colorful annual plants planted at the base of the flag pole. Commissioner Jones suggested adding some traffic restrictive measures like spikes to keep people from driving on the city's roundabouts. Mr. Hansen said the Council allocated money in 2012 for low maintenance lighted Christmas decorations on timers to be placed around city buildings and in the roundabouts during the holidays. Mr. Hansen said the city many consider redesigning some of the roundabouts on River Park Drive and building a waterfall at a city building like the Senior Center or as part of the Veteran's Memorial where it can be better maintained and enjoyed than if it were to be placed in a roundabout. Commissioner Fleming said she likes the idea of using water as a key to Riverdale's image of a community with a river running through it and Mr. Hansen said he would love to see a fountain or water feature like Salt Lake Temple Square's reflection pool located at the Senior Center. He said bronze statues of children could also be considered to designate residential areas of Riverdale and he said improvements at the gateways of RDA areas could be funded with RDA money. Commissioner Fleming asked about the city's budget for these projects and Mr. Hansen said the roundabout at 700 West is funded but nothing has been clearly budgeted to date in Riverdale's Capital Projects Fund for other areas of the city. He said he will lobby the City Council to

budget for city image projects in the coming months as they work to draft a tentative 2014 fiscal year budget before July 1, 2013.

Mr. Hansen said he recently approached the Council with a low maintenance proposal to place plaques around the city at historical sites like the old All-O-Wheat mill building and to memorialize Old Stringtown and maintain Riverdale's history. He said the plaques will be similar to the one created to honor the late Council member Nancy Brough and her contributions to Riverdale's trail system and Riverdale will work with local historian Gary Boatright Jr. and members of the community to create a list of historical sites within the city limits.

UDOT Riverdale Road Project Status Report

Mr. Hansen said he also wanted to give the Planning Commission a brief update on the upcoming next phase of UDOT's Riverdale Road Project. He displayed a map of the intersection of Riverdale Road and 1900 West in Roy and he told the Planning Commission UDOT is planning three southbound turn lanes from Riverdale Road to 1900 West. He said there will be two left hand turn lanes for traffic turning off 1900 West onto Riverdale Road and he pointed out a proposed pork chop restricting traffic to right turn only at the intersection by the Burger Bar restaurant and the recently announced CVS Pharmacy. According to Mr. Hansen, UDOT is planning on turning 1900 West into a three lane road between 5300 West to the freeway entrance at 5600 West in Roy. He said UDOT plans to help alleviate congestion on 5600 West by allowing I-15 traffic to exit onto Riverdale Road and head west not just east bound. Mr. Hansen said Riverdale Road will have three lanes in both directions to 1900 West in Roy and there will be a sidewalk on the North side of Riverdale Road for pedestrian traffic. According to Mr. Hansen, commuters leaving Hill Air Force Base (HAFB) will be able to take Freeway Park Drive to 1500 West which will have a continuous lane unrestricted without a traffic signal. He said UDOT is also making provisions for two left hand turn lanes from 1500 West and Cozy Dale Drive onto Riverdale Road in anticipation of future Ogden Airport industrial park development and to provide America First Credit Union employees with easy access to the freeway. According to Mr. Hansen UDOT will work on utility relocation in 2013 in anticipation of beginning construction in 2014 with a goal to complete the project by Thanksgiving 2014.

Commissioner Gailey said he is concerned that traffic heading southbound may have difficulty getting through traffic from Cozy Dale Drive to 1500 West if there is a dedicated lane with traffic not required to stop from Freeway Park Drive to Riverdale Road. Mr. Hansen said drivers heading to Ritter Drive during peak traffic times may opt to take Riverdale Road to 1050 West to avoid waiting for traffic to clear on Freeway Park Drive so that they can take 1500 West to Ritter Drive. Commissioner Gailey said he sees a potential conflict in this area with the proposed new traffic pattern and Mr. Hansen said police can change behavior overtime so if this intersection does begin to get blocked the city may need to look at stationing an officer at the intersection during congested times of day.

Mr. Hansen said at the March 19, 2013 Council meeting there was some discussion about bike lanes on Cozy Dale Drive and 1500 West and UDOT's representative said Wasatch Front Regional Council has recommended shared lanes because of the low speed limit rather than independent bike lanes. Commissioner Hilton asked about UDOT's willingness to widen the area under two of their bridges over 4400 South to make the area safer for cyclists and pedestrians and Mr. Hansen said UDOT is currently telling the city they do not have funding but

the proposal is on their list of future projects. Mr. Hansen said Roy City has committed to widen 4400 South from Riverdale's border to 1900 West in Roy.

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 meeting minutes.
Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Discussion of Possible Future Amendments to the Off-Premise Signs Ordinance

Mr. Daily said he will ask City Attorney Steve Brooks to attend the next Planning Commission meeting to discuss the legal aspects and answer any questions members of the Commission may have about amending Riverdale's billboard ordinance to regulate electronic signs. Chairman Ellis said he would like to consult with Mr. Brooks about some of the Planning Commission's concerns to ensure that the city isn't proposing changes that could lead to litigation. Commissioner Hilton said he agrees this is the right approach to get legal counsel on whether it is better to regulate or ban electronic signs near residential zones before the Planning Commission sets a public hearing. Mr. Daily said Attorney Jody Burnett who specializes in Zoning and Planning and Mr. Eggett can both be consulted in addition to Mr. Brooks about the legal implications of the ordinance amendments being proposed to regulate Riverdale's electronic signs and billboards.

E. Action Items

- 1. a. Public hearing to receive and consider public comment on proposed amendments to 10-9B-4: SITE DEVELOPMENT STANDARDS, R-1-6 front set back requirement**
- b. Consideration of proposed amendments to 10-9B-4: SITE DEVELOPMENT STANDARDS, R-1-6 front set back requirement**

Chairman Ellis said there are no members of the public present to speak during the public hearing and he asked Mr. Daily if he had received any public comment in support of or opposition to this proposed amendment prior to tonight's meeting. Mr. Daily said that he had not.

Motion: Commissioner Fleming moved to close the public hearing. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis asked for any discussion on the proposed amendment to change the 30 foot front setbacks in R-1-6 Residential Zones to 25 feet. Mr. Daily said he recommends adoption of the front setback amendment and the Planning Commission's recommendation will be forwarded to the Riverdale City Council for their consideration. There were no additional comments.

Motion: Commissioner Hilton moved to forward the proposed amendments to 10-9B-4: site development standards, R-1-6 front set back requirement 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 said that he is looking forward to getting to know Mr. Eggett. Commissioner Fleming said she would like Mr. Daily to assist the Planning Commission in amending Riverdale's electronic sign ordinance before he retires.

Motion: There being no further business to come before the Planning Commission, Commissioner Roubinet moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.

Approved: May 14, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder