



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 28, 2013 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Randy Daily, Community Development Director; Michael Eggett, 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 of the Planning Commission are present.

B. Open Communications

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

C. Presentations and Reports

Community Development Projects Status Report

Community Development Director Michael Eggett gave the Planning Commission a status report on five new businesses coming to Riverdale including In-N-Out Burger, Subway, EZ Pawn, Gentiva, and Intermountain Healthcare. Chairman Ellis asked if there are any other new businesses looking at Riverdale and Community Development Director Randy Daily said Firehouse Subs has expressed interest in locating in Riverdale. He asked for any questions or comments and there were none.

D. Consent Items

May 14, 2013 Work Session

May 14, 2013 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. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS

Chairman Ellis said there are no members of the public present to speak during the public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS. He asked if staff had received any public comment either in favor of or opposed to the proposed amendments to Riverdale's sign ordinance prior to tonight's public meeting and Mr. Daily and Mr. Eggett said none had been received.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said during the Planning Commission's work session staff had explained that this amendment removes the words "for each tenant" from the ordinance. He said the original intent of restricting a commercial development's allowed signage was not to allow each tenant in a commercial development 600 sq ft of signage. Mr. Eggett said the proposed amendment will clarify the ordinance so that each commercial development, regardless of the number of tenants, understands they are allowed to have a combined total of 600 sq ft in signage. He said the only allowed exception would be if a business negotiates a different amount through a development agreement with Riverdale City. He asked for any questions or comments and there were none.

Motion: Commissioner Hilton moved to forward with a favorable recommendation to the City Council proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Public hearing to receive and consider public comment on proposed amendments to the Urban Design, Police Department, Fire Department and Goals sections of the General Plan

Chairman Ellis said there are no members of the public present to speak during the public hearing to receive and consider public comment on proposed amendments to Riverdale City's Urban Design, Police Department, Fire Department and Goals sections of the General Plan. He asked if staff had received any public comment either in favor of or opposed to the proposed amendments to Riverdale's General Plan prior to tonight's public meeting and Mr. Daily and Mr. Eggett said none had been received.

Mr. Eggett said over the last few months, the Community Development Department, in conjunction with the Public Works, Police, and Fire Departments, have been working on a

comprehensive review and revisions to Riverdale City's General Plan. He said a comprehensive analysis was carried out by each participating department to update and verify the correctness of the current General Plan language and he asked for any additional questions or comments and there were none.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said during the Planning Commission's work session Commissioner Jones noted some spelling and grammar corrections that still need to be made. Mr. Eggett said staff will review the sections again before the City Council considers the changes for grammar and punctuation but will not make any additional substantive changes. Commissioner Jones said he would email the grammar changes he found to the City Recorder. Commissioner Hilton said he recommends that the word "lower" be changed to "improve" in the sentence "Riverdale Fire Department currently has an ISO rating of 5 and is currently working to lower its rating to better serve the Community." He said he appreciates staff's proposed wording changes to make the General Plan less specific and remove language like "must" and "should". Mr. Eggett asked for any additional questions or comments and there were none.

Motion: Commissioner Hilton moved to forward with a favorable recommendation to the City Council proposed amendments to the Urban Design, Police Department, Fire Department and Goals sections of the General Plan with the changes noted. 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 Commissioner Gailey said a resident of Riverdale Mobile Estates complained to him about an increase in fees in the park since it was taken over by new management in April 2013. According to Commissioner Gailey, the resident said they can't afford to live Riverdale Mobile Estates anymore and he said he would pass the concern on to city staff. Mr. Daily said the trailer park was purchased by a new company but he said the State of Utah has protective laws for renters. He said two women spoke during the open communications portion of a recent Council meeting about their efforts to establish an association to protect the interests of mobile home parks owners and City Attorney Steve Brooks advised the Council this is a civil matter and the city should not be involved. Mr. Daily recommended that Commissioner Gailey advise the resident to forward their concerns to the State of Utah's Housing Agency to see if there is any legal recourse against the increased HOA fees. Mr. Gailey asked who is managing the mobile home park and Mr. Daily said he has spoken with a new female manager. Commissioner Eskelsen said many neighborhoods in Riverdale are subject to HOA fees and regulations that city ordinance clearly states are outside the city's purview.

Mr. Daily said Commissioner Fleming informed the Planning Commission during tonight's work session that Christian Heritage School and Good Foundations Academy buildings are both for sale. He said he will schedule a meeting with the realtors of the two buildings to make sure there is no confusion about the zoning and that the buildings cannot be marketed for commercial use.

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:46 p.m.

Approved: June 11, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder