



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 14, 2014 at 6:35 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Riverdale Mayor Norm Searle; Ember Herrick, City Recorder and no members of the public.

**A. Welcome & Roll Call**

Vice-Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present. He welcomed Riverdale Mayor Norm Searle who was sitting in the audience.

**B. Open Communications**

Vice-Chairman Jones invited any members of the public present to speak during the open communications portion of the meeting and Mayor Searle introduced himself to the Planning Commission and said he is excited to serve as the city's new mayor. Mayor Searle said he looks forward to working with all the members of the Planning Commission and he thanked the body for their service and recommendations to the City Council. He said good things are on the horizon for the West Bench RDA Project Area and he said that Mr. Eggett will be letting the Planning Commission know about training opportunities as they become available. Mayor Searle encouraged the Planning Commission to contact him if they ever have questions or concerns.

There were no additional comments.

**C. Presentations and Reports**

**Community Development Projects Status Report**

Community Development Director Michael Eggett said there are no new items on the Community Development Report.

**D. Consent Items**

Vice-Chairman Jones asked for any changes or corrections to the previous meeting minutes on December 10, 2013 and none were noted.

**Motion:** Commissioner Gailey moved to approve the meeting minutes. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

## **E. Action Items**

- **1. Designation of a Planning Commission Chairman and Vice-Chairman under RCC 2-3-5 “The members of the planning commission shall designate one of its members to act as chairman; subject, however, to the approval of the mayor and the city council.” (Ord. 752, 1-19-2010)**

Mr. Eggett said under Riverdale City Code Title 2 Chapter 3 Section 5 the Planning Commission should select one member to serve as a chairperson and another as a vice-chairperson, subject to Council approval, for a two year term as outlined in the bylaws. He said if there is consensus to make changes to the bylaws or policies and procedures the Planning Commission can give direction to staff and those amendments will be on future agendas for consideration.

**Motion:** Commissioner Roubinet moved to forward to the Council a recommendation that Blair Jones be designated as Chairman and Steve Hilton as Vice-Chairman of the Planning Commission for a two year term as stipulated in the Planning Commission bylaws. Commissioner Eskelsen seconded the motion.

Vice-Chairman Jones asked for discussion on the motion and there was none.

**Call the Question:** The motion passed unanimously.

## **F. Discretionary Items**

Vice-Chairman Jones asked for any discretionary items and Commissioner Hilton said he would be in favor of scheduling a public hearing for the January 28, 2014 Planning Commission meeting to discuss proposed amendments to the General Plan and RCC 10-2-2 and RCC 10-10A-3 as proposed by Mr. Eggett in the work session. Vice-Chairman Jones asked for consensus to schedule the public hearing and it was unanimous.

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Mr. Eggett said the development of Falcon Hill is starting up and he said he will be one of Riverdale City’s representatives on the Military Installation Development Authority (MIDA) Board. He said that he will keep the Planning Commission updated on the development’s progress so that they can communicate their questions or concerns through him to the MIDA Board. Commissioner Eskelsen asked about the Falcon Hill Development and Mr. Eggett said it is the retail development of land on the east side of the I-15 freeway adjacent to Hill Air Force Base to the west gate Clearfield entrance. According to Mr. Eggett, the development is under MIDA oversight so the Planning Commission won’t review any proposals although much of the development will be in Riverdale City boundaries. Commissioner Fleming asked about the completion of a road to alleviate traffic backup into the development and Mr. Eggett said a master plan has already been adopted but said he still needs to get up to speed on the project as he was just recently appointed to the board. He said there are proposals for new intersections in Sunset and Clearfield as well as bridges over the train tracks to alleviate traffic congestion in and out of the development in some locations. Commissioner Fleming asked what percentage of the development will be in Riverdale and Mr. Eggett pointed out the area on a zoning map behind him in the room. Commissioner Eskelsen asked what is being proposed for the Riverdale portion and Mr. Eggett said the plan calls for restaurants, retail businesses, office space and a research park. Commissioner Hilton asked if the federal government is overseeing the Falcon Hill

development and Mr. Eggett said it is his understanding that MIDA operates independent from the individual cities where their development will be located and Riverdale won't benefit from the sales tax or property tax for the first 25 years. Commissioner Fleming said the Falcon Hill website has a wealth of information on the project.

Commissioner Hilton asked where the bridge that will connect Riverdale's trail to Uintah is located and Mr. Eggett said it is at the south end of the trail and was built using RAMP and Weber Pathways funding but will be maintained by Riverdale City and subject to the same rules as the rest of the trail including no horses or motorized vehicles. There were no additional comments.

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

Approved: January 28, 2014

Attest:

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Blair Jones, Vice-Chairman

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Ember Herrick, City Recorder