



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 28, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Rodney Banks.

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Commissioner Fleming.

B. Open Communications

Chairman Jones invited any members of the public present to speak during the open communications portion of the meeting and there were none.

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 and he noted the appointments of Chairman Jones and Vice-Chairman Hilton were ratified by the Council at their January 21, 2014 meeting.

D. Consent Items

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

Motion: Commissioner Hilton 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.

E. Action Items

1. Review, discussion and consideration of action on request from Roy Water Conservancy District for a Conditional Use Permit for an electronic reader board at 5440 S. Freeway Park Drive

Chairman Jones said the first item on tonight's agenda is consideration of a conditional use permit for an electronic reader board in front of the Roy Water Conservancy District. Mr. Eggett said this electronic sign will take the place of the old Roy Museum sign and he said the sign

dimensions are within the allowed limits outlined in Riverdale's code. According to Mr. Eggett, the petitioner has met all of the requirements for the conditional use permit and he encouraged the petitioner Rodney Banks to address the sign's light intensity and whether or not there will be a switch to manually turn off the sign if the dimmer malfunctions.

Mr. Banks introduced himself as General Manager of the Roy Water Conservancy District and said the contractor that installs the sign will have a light intensity reader to ensure the sign is properly calibrated. According to Mr. Banks, there will also be a manual shut off so that even after hours it will only take a call to dispatch to have an on-call employee with the Roy Water Conservancy District shut the sign off. Chairman Jones asked for questions from members of the Planning Commission and there were none.

Motion: Commissioner Eskelsen moved to approve the request from Roy Water Conservancy District for a Conditional Use Permit for an electronic reader board at 5440 S. Freeway Park Drive. Commissioner Roubinet seconded the motion.

Chairman Jones asked for discussion on the motion and Mr. Eggett said the Planning Commission is empowered to issue this conditional use permit without forwarding the request to the City Council for their consideration.

Call the Question: The motion passed unanimously.

2. a. Public hearing to receive and consider public comment on a proposed amendment to RCC 10-10A-3F Special Regulations

Chairman Jones opened the public hearing and noted there are no members of the public present to comment.

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

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

Call the Question: The motion passed unanimously.

b. Consideration of Ordinance 850 adopting proposed amendments to RCC 10-10A-3F Special Regulations

Chairman Jones said the next item on the agenda is a public hearing to consider a proposed amendment to Riverdale City Code (RCC) 10-10A-3F Special Regulations. Mr. Eggett said the proposed amendment will add consumer loans to the list of businesses under special regulations including payday and check cashing, title loans, pawnshops and gold buyers.

Commissioner Gailey said Riverdale allows only one of each type of these businesses for every 4,000 residents so with a current population of 8,500 there will only be two businesses within the consumer loan category allowed in Riverdale.

Motion: Commissioner Hilton moved to forward the proposed amendments to RCC 10-10A-3F Special Regulations to the City Council with a favorable

recommendation, noting that this limitation applies to consumer loans that are not FDIC insured. Commissioner Eskelsen seconded the motion.

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

Call the Question: The motion passed unanimously.

3. a. Public hearing to receive and consider public comment on a proposed amendment to RCC 10-10-2 Definitions

Chairman Jones opened the public hearing and noted there are no members of the public present to comment.

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

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

Call the Question: The motion passed unanimously.

b. Consideration of Ordinance 851 adopting proposed amendments to RCC 10-10-2 Definitions

Chairman Jones said the next item on the agenda is a public hearing to consider a proposed amendment to Riverdale City Code (RCC) 10-10-2 Definitions. Mr. Eggett said this proposed amendment is the result of staff's review of Utah State Code and efforts to bring Riverdale's definition of a family into compliance with the state's definition by changing it from three to four persons not related by blood, marriage, adoption or legal guardianship.

Motion: Commissioner Hilton moved to forward the proposed amendments to RCC 10-10-2 Definitions to the City Council with a favorable recommendation. Commissioner Roubinet seconded the motion.

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

Call the Question: The motion passed unanimously.

4. a. Public hearing to receive and consider public comment on proposed amendments to the Introduction section of the General Plan

Chairman Jones opened the public hearing and noted there are no members of the public present to comment.

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

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

Call the Question: The motion passed unanimously.

b. Consideration of recommendation on Resolution 2014-1 adopting proposed amendments to the Introduction section of the General Plan

Chairman Jones said the next item on the agenda is a public hearing to consider a proposed amendment to the introduction section of Riverdale's General Plan. Mr. Eggett said over the course of the last year staff and the Planning Commission have updated all of Riverdale's General Plan except the zoning section. He said the introduction section being considered tonight has been reviewed by all the department heads and staff changes and updates were included in the packet and are recommended for adoption if there are no changes from members of the Planning Commission.

Motion: Commissioner Gailey moved to forward the proposed amendments to the Introduction section of the General Plan to the City Council with a favorable recommendation. Commissioner Eskelsen seconded the motion.

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

Call the Question: The motion passed unanimously.

F. Discretionary Items

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

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Hilton moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 6:49 p.m.

Approved: February 11, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder