



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 25, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: David Gailey, Acting Chairman
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman
Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Rodger Worthen, City Administrator; Ember Herrick, City Recorder and no members of the public.

A. Welcome & Roll Call

Acting Chairman Gailey welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Chairman Jones and Commissioner Hilton who are excused. He said the Planning Commission is meeting upstairs because there are no members of the public present and he welcomed newly hired City Administrator Rodger Worthen.

B. Open Communications

Acting Chairman Gailey 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 said there are no new items on the Community Development Report and all the businesses listed are open or will be open in the coming weeks.

D. Consent Items

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

Motion: Commissioner Roubinet moved to approve the consent items. Commissioner Hansen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Review proposed amendments to the Land Uses section of Riverdale's General Plan

Mr. Eggett said included in the packet are proposed changes to the Master Land Use section of Riverdale's General Plan. He said in 1998 or 1999 Richard Chong created an updated plan for the city which has been used as an advisory document by staff but was never adopted into Riverdale's General Plan. According to Mr. Eggett, this section of the General Plan was updated six or seven years ago with different districts in the city created and his latest revisions amend these ten districts to more accurately reflect the current city map and zoning.

Mr. Eggett displayed a map of the proposed amendments to the Land Use Master Plan with 10 districts and he said Area 1 includes the northwest quadrant of Riverdale including I-15 and I-84, Area 2 encompasses the West Bench Commercial Area including Larry H. Miller and Freeway Park Drive, the proposed Riverdale Office Park and residential areas. He proposed the removal of the city's landmark land use on the Brookhaven development area because it is too restrictive and he recommended it be shown on the map as Planned Commercial High and looked at in the future for potential rezone as well. Mr. Eggett said Area 3 includes Golden Spike Park and 1050 to 1150 West and the private schools in the area and residential area on Ritter Drive. He said Area 4 encompasses HAFB, the Roy Water Conservancy District and the Falcon Hill Project Area where the MIDA Board has authority on how the land develops. Mr. Eggett said Area 5 on Parker Drive includes the land the city recently purchased from the Burch family to be used for a future park and trailhead site in collaboration with Ogden City. Commissioner Roubinet suggested this be distinguished on the legend and Mr. Eggett said Riverdale City needs to secure a memo of understanding with Ogden City. Mr. Eggett said Area 6 includes 4100 South, Riverdale Mobile Estates, Riverdale Community Center, Stoney Brook Assisted Living, the PRUD areas and residential overlay zones and Riverdale Park. He said Area 7 includes development opportunities in the commercial center area of Riverdale Road, Lesley's Mobile Home Park, Part of I-84 and the 17 acres on River Park Drive that is zoned for an office park. Mr. Eggett said in Area 8 ARC's mobile home park should not be cross-hatched and should be light brown to accurately reflect the current use on this parcel of land. He said much of the land in Area 8 is zoned agricultural and the golf course has the potential for future residential development with homes being built along the outline of the course. Commissioner Fleming asked about the dark pink parcel in Area 9 and Mr. Eggett said this parcel is in Area 9 and is established for Planned Manufacturing uses by the railroad companies. Mr. Eggett said Area 9 includes the 550 West RDA Project Area including the JC Penneys development and the undeveloped parcel across Riverdale Road that has hillside constraints and development requirements. He said Classic Waterslides is located in an A-1 Zone in this area. Mr. Eggett said Area 10 includes the residential bench and Ridgeline Drive and civic center area and Weber River Trail. He said Combe Farms PRUD should be shown on the maps as a residential overlay zone.

Acting Chairman Gailey asked about the Chong map and Mr. Eggett said it is only advisory but the last official map adopted as part of Riverdale's General Plan appears to have been created sometime between 2006 and 2008. Commissioner Eskelsen recommended that the updated map should have the date of adoption on it so that future Planning Commissions can track when changes are made. Several members of the Planning Commission asked about the possibility of extending 1150 West into 5600 South Roy for commuters traveling to and from Falcon Hill and Mr. Eggett said Wasatch Front Regional Council (WFRC) will look at potential future funding for this road in collaboration with UDOT. Commissioner Fleming said the proposed road is on tentative plans at the Falcon Hill website.

Commissioner Roubinet asked about the APZ Zone and Mr. Eggett said it is included in Areas 3 and 8 and he said adding this designation to the land use map would be a valuable addition for reference and guidance. Mr. Worthen said APZ land is purchased by the State of Utah from landowners. Commissioner Hansen asked about the boundary split between Area 5 and 6 and Mr. Eggett explained the residential area was too large to have in just one area and said he divided it along the largest geographical boundary 4100 South. Commissioner Eskelsen asked about the definition of institutional buildings and Mr. Eggett said churches and federal building are included in this zoning including federally protected wetlands.

Commissioner Eskelsen said she would like the area on the ridge above 1200 West where the canal broke to be a no-build zone because the area is in continual danger of mudslides and Mr. Eggett said the hillside protection ordinance in the city code has strict engineering requirements and it would be unlikely if a developer could build homes on this land in the future.

Mr. Eggett said the written sections describing each of the ten areas are designed to outline the boundaries and key features of each area so anyone reading the language could understand which area of the city is being described without a map. He said he appreciates the input of the Planning Commission members because many are long time residents of the city and their comments and guidance will help make the document more beneficial. Mr. Eggett explained there are some redundancies because some of the language applies to more than one area.

Acting Chairman Gailey asked about the process moving forward and Mr. Eggett said the proposed changes to Riverdale's Land Use Master Plan is currently 70% complete and he wants to get the Planning Commission's feedback before a future public hearing. Mr. Eggett said he will need some time to have the updated map built and he encouraged the Planning Commission to send their comments and recommendations to him prior to a public hearing being scheduled.

F. Discretionary Items

Acting Chairman Gailey asked for any discretionary items and Commissioner Roubinet said there is debris in Weber River between the Civic Center and the ARC Mobile Home Park and Mr. Eggett said he will let Public Works Director Shawn Douglas know so that he can follow up with the responsible agency. Acting Chairman Gailey thanked City Administrator Larry Hansen for his service to Riverdale City and said he is looking forward to working with the new City Administrator Roger Worthen.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 7:13 p.m.

Approved: April 22, 2014

Attest:

David Gailey, Acting Chairman

Ember Herrick, City Recorder