



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 13, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Member Excused: Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one members of the public David Noe.

**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 Hilton who is excused.

**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 Director Michael Eggett said staff has put together a community marketing document to help attract tenants to vacant commercial sites in the city.

**D. Consent Items**

Chairman Jones 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. **Consideration of small subdivision at 4400 S. 752 W. in Riverdale**
  - a. **Review of proposal and staff recommendations**

**b. Consideration of Conditional Use Permit Application**

Chairman Jones said the first agenda item is consideration of untabling the discussion on a small subdivision at 4400 S. 752 W. in Riverdale, including a conditional use permit application.

**Motion:** Commissioner Fleming moved to approve untabling the discussion on creating a small subdivision and Conditional Use Permit for a small subdivision at 4400 S. 752 W. in Riverdale. Commissioner Esklesen seconded the motion.

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

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

Mr. Eggett said the petitioner Aaron Eames is being represented by his contractor David Noe at tonight's meeting. He said the access easement has been designated on the amended site plan and Riverdale City's Engineer and Public Works Director would like to see the driveway relocated, but staff can't legally require this of the private property owner. Chairman Jones asked if the location of the sewer line will affect the setback of the duplex and Mr. Noe said the footprint of the structure has already been adjusted so the duplex can connect to the adjacent PRUD line and avoid a street cut. Commissioner Fleming asked about tapping into the PRUD's line and Mr. Noe said they believe it is stubbed in but will use a camera to verify this and will make arrangements with the adjacent property owner.

Mr. Eggett requested the property owner work with the City to resolve the right of way issue and private easement as indicated on the updated site plan, the sprinkler system in the park strip, and to replace any damaged sidewalk impacted during construction, and to verify six inches of road base will be used. He said there are only three outstanding items on the latest City Engineer's report

Commissioner Fleming asked about drainage and possible impact on the adjacent property and Mr. Noe said this will be addressed through sloping and Mr. Eggett asked that a notation be included on the final site plan regarding drainage design.

**Motion:** Commissioner Roubinet moved to forward to the City Council with a favorable recommendation a request to create a small subdivision at 4400 S. 752 W. in Riverdale when all outstanding staff issues have been addressed with the stipulation that the developer work with the Riverdale Public Works Department on the sprinkler system in the park strip. Commissioner Esklesen seconded the motion.

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

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

Mr. Eggett said all issues have been resolved and staff is recommending approval of the petitioner's Conditional Use Permit.

**Motion:** Commissioner Hansen moved to approve a Conditional Use Permit for a small subdivision at 4400 S. 750 W. Commissioner Gailey 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 Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:47 p.m.

Approved: May 27, 2014

Attest:

\_\_\_\_\_  
Blair Jones, Chairman

\_\_\_\_\_  
Ember Herrick, City Recorder