



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 22, 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  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Members Excused: Lori Fleming, Commissioner  
Steve Hilton, Commissioner

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and five members of the public Irene Voit, Donald Voit, Weston Saunders, Jared Johnson, and Betty Gailey.

**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 Commissioners Fleming and Hilton who are excused.

**B. Open Communications**

Chairman Jones invited any members of the public with concerns to speak during the open communications portion of the meeting.

Riverdale resident Irene Voit said her property abuts the Parks River Walk subdivision and city staff isn't complying with city ordinance because the new home being built in the PRUD behind her home has an 18 foot setback instead of the 20 feet stipulated in the code. Mrs. Voit said she reported this to city administration within 24 hours of the footings being poured and received a response from the city that the spirit of the code has been met and a no trespassing notice from the PRUD developer. Mrs. Voit argued if the setback requirements aren't met for this home it could set a dangerous precedent for other homes being built in Riverdale. She said she realizes the Planning Commission may not be able to address her concern but she wanted to make them aware of the situation and she thanked them for their service to the community.

Riverdale resident Donald Voit said the trespass notification he and his wife received threatens them with arrest and prosecution and he complained this was a disproportionate response to his family's efforts to verify that Riverdale City ordinances are being met. Mr. Voit said his wife contacted Riverdale City to try and resolve their concern and he expressed frustration with how this complaint has been handled and he criticized staff for notifying the PRUD developers so that they could accuse them of trespassing and threaten them with arrest and prosecution.

**C. Presentations and Reports**

Community Development Director Michael Eggett said the only update to the Community Development Report is that Smart Shop is closed at this time for operating outside the scope of their business license.

**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 recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South**

Chairman Jones said the first agenda item is consideration of a Conditional Use Permit to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 W. 4800 S. Mr. Eggett said this is a conditional use permit to modify the south side of a freeway billboard with an electronic reader board for Ogden Regional Medical Center that will be visible to northbound traffic. He said the sign is located in an M-2 Heavy Manufacturing Zone and the Planning Commission is being asked to make a recommendation to Riverdale’s City Council for their consideration. Mr. Eggett said the sign meets city code requirements and should have no impact on Riverdale City residents and Riverdale’s City Attorney Steve Brooks has no concerns with the request. He said the sign will be visible to some Roy City residents so Roy Mayor Willard Cragun was contacted and he expressed no concerns on behalf of his constituents.

Mr. Eggett introduced Jared Johnson with Yesco and Weston Saunders of Saunders Outdoor Advertising to answer any questions. Commissioner Hansen asked when Ogden Regional Medical Center’s lease is up what will happen with this sign and Mr. Saunders said MountainStar Healthcare has a long term contract with his company and then a new advertiser could be secured or the digital reader board could be removed. Mr. Eggett said any future sign modifications will come back to the Planning Commission and Council through the conditional use permit process. Commissioner Gailey asked who owns the billboard and Mr. Saunders confirmed it is owned by Saunders Outdoor Advertising.

**Motion:** Commissioner Hansen moved to send favorable recommendation to the City Council for the Conditional Use Permit application to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. 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 Mr. Eggett said there is a Utah League of Cities and Towns training coming up in August and all the members of the Planning Commission will have an opportunity to attend the planning workshops. Mr. Eggett said he will forward the training information to the members of the Planning Commission and he asked them to let him know if they would like to attend. Commissioner Gailey said he has attended one of these trainings in the past and they are informative.

**G. Adjournment**

**Motion:** There being no further business to come before the Planning Commission, Commissioner Roubinet moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

Approved: August 26, 2014

Attest:

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Blair Jones, Chairman

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Ember Herrick, City Recorder