



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

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

A. Welcome & Roll Call

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

B. Open Communications

Chairman Jones 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 Director Michael Eggett said the only update to the Community Development Report is the anticipated openings of Pelican Restaurant and Pub, Massage Envy and Ferguson Plumbing.

D. Consent Items

1. **Consideration of meeting minutes from:
July 22, 2014 Work Session
July 22, 2014 Planning Commission
August 12, 2014 Work Session**

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 Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. a. **Public hearing to receive and consider public comment on a proposed amendments to Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings to change “Uniform Building Code” to read “International**

Building Code” to create consistency

b. Consideration of recommendation to the City Council for proposed amendment of all references of “Uniform Building Code” to read “International Building Code” to create consistency

Chairman Jones opened the public hearing to receive and consider public comment on a proposed amendments to Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings to change “Uniform Building Code” to read “International Building Code” to create consistency. He noted there are no members of the public present to comment.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said this is a housekeeping item to create consistency in Riverdale City’s Code by changing all references of a “uniform building code” to an “international building code”. According to Mr. Eggett, the international building standards were previously adopted by the Council but this reference in Title 10 was missed until the codifier brought it to staff’s attention and he said the proposed change has been reviewed by City Attorney Steve Brooks.

Motion: Commissioner Roubinet moved to forward to the City Council a favorable recommendation for proposed amendment of all references of “Uniform Building Code” to read “International Building Code” to create consistency. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. a. Public hearing to receive and consider public comment on proposed amendments to the Land Uses section of Riverdale’s General Plan

b. Consideration of recommendation to the City Council about proposed amendments to the Land Uses section of Riverdale’s General Plan

Chairman Jones opened the public hearing to receive and consider public comment on proposed amendments to the Land Uses section of Riverdale’s General Plan. He noted there are no members of the public present to comment.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said staff has been working with the Planning Commission to update Riverdale’s General Plan for more than a year and this is the final section. He said the latest changes to the land use section including updated maps were included in the packet and he noted the removal of

six obsolete zoning designations and he asked for any questions or comments. Commissioner Hilton commended city staff for their efforts to update this advisory document. Commissioner Hansen noted the change of a 17 acre parcel on River Park Drive from office park to community park designation in anticipation of Riverdale City's purchase of the land and Mr. Eggett said the sale of the land is still in process and this zoning change was made at the request of City Administrator Rodger Worthen.

Motion: Commissioner Gailey moved to forward to the City Council a favorable recommendation for proposed amendments to the Land Uses section of Riverdale's General Plan. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

3. a. **Public hearing to receive and consider public comment on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3**
- b. **Consideration of recommendation to the City Council on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3**

Chairman Jones opened the public hearing to receive and consider public comment on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3. He noted there are no members of the public present to comment.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said the proposal is to amend Riverdale's current 50 foot commercial building front setback requirement to 20 feet which is typical for other Weber County cities and cities that have that have busy roads similar to Riverdale Road including Farmington, Bountiful, Logan, Brigham City and Layton. He said Farmington requires an additional foot of front setback for each foot in height for commercial buildings over 20 feet. Commissioner Hilton asked if staff is recommending less than 20 feet and Mr. Eggett said 20 feet front setbacks for commercial buildings is the recommendation of staff. He said if a request for less than 20 feet is received in the future staff could help the applicant apply for an overlay zone designation. Commissioner Hansen asked if this proposed change will have a negative impact on current landscaping, parking or signage and if staff will still have berming or screening authority and the ability to require cross access parking agreements for commercial developments. Mr. Eggett said this proposed setback change should have no impact on established businesses and berming and screening standards won't be affected. He said there is a section in Riverdale's commercial

zoning code that gives the Planning Commission and City Council oversight of parking configuration and should allow them to object if a business wants to have the rear of their building facing Riverdale Road.

Mr. Eggett said reciprocal parking agreements are typically worked out between two businesses with approval and oversight of the city and he said the parking requirements won't change with this proposed amendment. Chairman Jones asked for additional comments or questions and none were noted.

Motion: Commissioner Hilton moved to forward to the City Council a favorable recommendation for proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3. Commissioner Hansen 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 saying he read a Standard Examiner letter to the editor recently from an individual complaining that he decided not to buy a home in Riverdale because a tree and rope swing over a popular swimming hole were cut down. Mr. Eggett said the tree and rope swing were on Union Pacific Railroad property and they cut the tree down after Riverdale City staff notified them about liability implications.

Mr. Eggett asked for consensus to wait on the purchase of Planning Commission issued iPads at the end of September or early October. Commissioner Hilton said the rumor is that Apple will make an announcement about new products on September 9, 2014 and there was unanimous consensus to wait. Mr. Eggett apologized on behalf of Mayor Searle for the late Strategic Planning meeting on August 19, 2014 and said next year's joint meeting will likely be held on a fifth Tuesday next year. Commissioner Hansen suggested the meeting be held after a Planning Commission meeting as those meetings rarely go longer than an hour and Mr. Eggett said he will pass along that recommendation. Mr. Eggett asked the Planning Commission members to let staff know if they are planning on attending an upcoming ULCT training and to get their tax paperwork turned in by September 11, 2014.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Hansen moved to adjourn the meeting. Commissioner Fleming seconded the motion. The motion passed unanimously. The meeting adjourned at 6:54 p.m.

Approved: September 9, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder