

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 25, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

City Employees: Mike Eggett, Community Development Director  
Jackie Manning, City Recorder

Other Present: There were no members of the public present.

**A. Welcome & Roll Call**

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. No members of the public were present.

**B. Open Communications**

Chairman Jones asked for any open communications and there were not any.

**C. Presentations and Reports**

Community Development Director, Michael Eggett gave a brief update on the Community Development report. He reiterated the upcoming events:

- Advanced Auto Ribbon Cutting 8/28/2015 at 11:00 AM; Grand Opening 8/29/15
- Bravo Arts Academy is open for business. Open House 9/19/15 NOON.
- New Businesses: Roberts Fresh Hair
- There is a 30 thousand square foot space with a building permit, with no tenant as of yet; this unit is located next to At-Home business.
- There is an upcoming conference for Utah League of Cities and Towns 9/16/15 – 9/18/15.

**D. Consent Items**

Consideration of meeting minutes from:  
June 9, 2015 Regular Meeting  
June 9, 2015 Work Session  
August 11, 2015 Work Session

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

**Motion:** Commissioner Eskelsen moved to approve the consent items for meeting minutes on June 9, 2015 Work Session and Regular Meeting and August 11, 2015 Work Session 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. Public hearing regarding consideration of proposed amendments to Title 10, Chapters 16, 21 and 25**

Chairman Jones opened a public hearing. Having no members of the public present to comment, the public hearing was closed.

**Motion:** Commissioner Fleming made a motion to close the public hearing. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

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

**2. Consideration of recommendation to the City Council for amendments to Title 10, Chapters 16, 21 and 25**

Mr. Eggett summarized an executive summary that explained:

The information provided, following this executive summary document, reflects areas of the Riverdale City Code that should be considered for amendment in order to comply with and match established Utah State Codes. All proposed changes are in Title 10 of the City Code and are located specifically in Chapters 16 "Signs", 21 "Subdivisions", and 25 "Development in All Zones" respectively. Proposed amendments to Title 10, Chapter 16 have been submitted by the City Attorney in order to clarify the political or campaign signs section of this chapter. Proposed amendments to Title 10, Chapters 21 and 25 have been submitted by the City's Community Development Director in an effort to be in full compliance with Utah State Codes as it relates to the performance improvement warranty time period allowed for developments (along with some other minor language amendment and clean-up). All proposed changes have been reviewed by the City Attorney for clarity, accuracy, and legality checks. When considering amending the City Code, there is a requirement for there to be a scheduled public hearing which is scheduled to be heard during this Planning Commission meeting if desired and has been noticed in accordance with legal requirements.

Mr. Eggett discussed the various proposed changes as seen in the packet. There were no further comments from the Commissioners.

**Motion:** Commissioner Roubinet made a motion to recommend approval to the City Council of the amendments to Title 10, Chapters 16, 21 and 25. Commissioner Hansen seconded the motion.

There was no discussion on the motion.

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

**F. Discretionary Items**

Chairman Jones invited discussion regarding any discretionary items. Commissioner Gailey asked Mr. Eggett to pass a message of gratitude to Public Works. He stated there is a stop sign that was knocked over near his home and Public Works responded promptly in assembling a new sign.

**G. Adjournment**

**Motion:** There being no further business to come before the Planning Commission, Commissioner Eskelson moved to adjourn the meeting. Commissioner Hilton seconded the motion; all voted in favor.

The meeting adjourned at 6:37 PM.

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Blair Jones  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **September 8, 2015**