

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, December 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

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

Visitors: Rob Wingfield

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present.

B. Open Communications

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

C. Presentations and Reports

1. Recognition of outgoing Planning Commissioner Cody Hansen.

Mr. Eggett expressed appreciation for the hard work of Commissioner Hansen and congratulated him on being elected to serve as a member of City Council. Mr. Hansen will be sworn on January 5, 2016 to serve on the City Council. Commissioner Hansen was presented a gift and certificate to show appreciation for his service to the Planning Commission.

Commissioner Hansen thanked the Planning Commissioners and City Staff for all of their support and willingness to answer his questions.

2. Community Development Report

Mr. Eggett reported the following:

- Renovation of Wendy's
- Renovation of Maurices
- Riverdale Business Park Phase 3 Building Permit will be issued soon
- Reeve Office Building is in the process of installing utilities.
- The Old Bajio Building will have a new tenant shortly
- Conceptual projects for 2016
- 550 West RDA will be an upcoming discussion topic
- RDA acquired .7 acre property along Riverdale Road

D. Consent Items

1. Consideration of Planning Commission meeting minutes for November 24, 2015 regular and work session meeting.

Chairman Jones asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

2. Consideration of 2016 Planning Commission Schedule.

Chairman Jones invited discussion and/or any changes to the proposed meeting schedule for 2016; there were not any recommended changes.

MOTION: Commissioner Eskelsen made a motion to approve consent items as proposed. Commissioner Gailey seconded the motion. All voted in favor.

E. Discussion Items

1. Discussion of proposed changes to Riverdale City Code, Title 10, Chapter 15.

Mr. Eggett discussed the need for an updated parking ordinance. The City Administration has been approached by potential retailers who are seeking less parking spaces, and more building space. Due to a growing change in consumer needs and retailer needs, surrounding cities have adjusted their ordinances to become more business friendly. Mr. Eggett

discussed the additional need to clearly define sales floor space and gross sales floor space to allow for a smoother calculation for the amount of needed parking spaces. Mr. Eggett welcomed feedback from the Planning Commission regarding the ordinance change and asked that they keep banks and credit unions, as well as retailers in mind with their recommendations.

There was a brief discussion regarding real estate locations and the required parking, with an emphasis on requiring less parking spaces. Commissioner Fleming recommended 3 parking spaces per agent. There was a brief discussion regarding home occupations and the differences in requirements versus commercial parking.

Commissioner Fleming recommended having an Outdoor Event Parking category, to help with parking for bike parks, archery activities etc. Mr. Eggett stated parks are not specifically addressed in this ordinance, as it is usually addressed during the site plan review. He recommended waiting to address parking concerns when they discuss open space requirements or site plan reviews.

Commissioner Eskelsen inquired about the standardized calculation for gross floor space. Mr. Eggett stated it would be similar to ordinance established in Roy and Ogden City. There was a general consensus this would make it easier to enforce and follow.

There was a brief discussion how this new ordinance could impact existing box stores, such as Wal Mart, with the potential to add on to their business and eliminate parking spaces. There was a brief discussion regarding flexibility for businesses which provides incentives for new businesses to come into the city. Mr. Eggett felt businesses/retailers generally are aware of the appropriate amount of parking spaces needed for their business. Commissioner Fleming discussed to keep in mind, multi-level commercial buildings in regards to parking spaces.

There was a general consensus to move forward with the proposed change as recommend.

2. Discussion of zoning revision for properties along Riverdale Road and River Park Drive.

Mr. Eggett discussed rezone petition from city administration. The rezone is for parcels along Riverdale Road and to change newly owned City Property to appropriate zoning for park use. The rezone request is for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and a rezone request for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Mr. Eggett discussed the benefits of the rezone.

There was a consensus in support of the rezone.

3. Schedule public hearings for January 12, 2016.

The Planning Commission gave direction to schedule a public hearing for January 12, 2016 to discuss both items as proposed. Commissioner Gailey inquired about how the new parking ordinance would impact handicap parking. Mr. Eggett stated building code and fire code already address handicap minimums in regards to parking, so it would not be impacted by the ordinance change.

F. Discretionary Items

Chairman Jones invited discussion. There were no items discussed.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Hansen seconded the motion; all voted in favor. The meeting adjourned at TIME 7:03 PM.

Blair Jones
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **January 12, 2016**