

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, March 8, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Steve Hilton, Chairman Blair Jones, Commissioner Kathy Eskelsen, Commissioner David Gailey, Commissioner Michael Roubinet, Commissioner Lori Fleming, Commissioner Robert Wingfield, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Others Present:	No members of the public were present

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance.

Presentations and Reports: Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Riverdale Park Concept Plan Presentation will be presented at upcoming City Council Meeting on March 15, 2016 (JUB Engineering will be presenting)
- Park Concept Plan will be available online soon
- The State of Utah was not awarded any grant funding from the HUD Resilience grant that was applied for, so other funds are being explored for park development.
- The estimated cost to develop the park is 3 million
- Wal-Mart will be remodeling
- Sports Authority should remain open
- Staples may be closing
- Sweeto Burrito will be adding a drive thru and will hopefully be opening soon

There was a discussion regarding ADA compliance and the possibility of having ADA accessible equipment for the new park. Commissioner Fleming felt this new park could provide an opportunity to provide some features that would be accessible and used by everyone. Commissioner Fleming inquired about pursuing funds through ADA to fund equipment for children with disabilities. Mr. Eggett discussed the process for Syracuse City in developing Chloe's Sunshine Park which has ADA playground equipment. He stated it took years to develop and acquire funding. Mr. Eggett stated the new park will be designed to allow ADA access, at the very least.

Discussion Items:

1. Review and update a proposed land use legislation concepts, standards, and practices.

Mr. Eggett provided the Planning Commissioners with an update regarding the land use legislation concepts, standards and practices. He discussed the Utah League of Cities and Towns website and the bill tracker feature which allows you to select which bills you follow.

Mr. Eggett discussed the role the Utah League of Cities and Towns play in legislature. They meet with various cities to determine which bills to support and lobby for cities.

Mr. Eggett stated this year the legislature proposed a lot of bills that would impact city ordinances. Mr. Eggett explained that bills that don't make it through the committees, generally return the next year.

Commissioner Fleming discussed a bill that would require all bill proposals to be formatted on an 8 and a half by 11 sheet of paper.

HB 10 - Referendum and Initiative Amendments – penalty's removed for not understanding your signatures. The focus on local laws.

HB 115 – Beekeeping modifications – More robust beekeeping, by prohibiting city ordinances from preventing apiaries. This bill did not pass.

HB 223 – Regulation on historic districts. Mr. Eggett discussed the standards to make a historic district.

Planning Commission Work Session Meeting, March 8, 2016

HB 235 – Remote Transaction Parody Act – An effort to assess sales tax for any business with physical address in the state of Utah to pay online taxes. This bill did not pass. Mr. Eggett discussed the purpose of E-fairness.

HB 248 Municipal Disconnection Amendments – Mayor can now file a request for a disconnection.

HB 315 – Registering Commercial Beekeeping – Bee maintenance standards for commercial with an emphasis on protecting the species.

HB 318 – Point of the Mountain Develop Commission Act – Targeted at Draper and the prison. Implementing a committee to help mitigate the prison located in Draper.

HB 360 – Land Use Amendments – Determine with legal guidance if local ordinance is more strict than state standard, then make reference to state code. This has to be part of the public hearing notice.

HB 368-409 – Targeted at Rentals specifically short term rentals. Municipalities cannot govern short term rentals. No taxes need to be paid for profits made on short term rentals.

Commissioner Fleming discussed the new proposed “servicing” tax which would be used to help the homeless.

HB 414 Zoning Amendments – Residential districts, recovery house shall comply with all land use laws. Mr. Eggett stated this potentially sets up local jurisdictions to be out of compliance with the federal law.

HB 471 – Power Sport Franchise Amendments – changes the competition standards for the distance between power sport franchises.

SB 44 – Fruit Stands and Agriculture Structures. Agriculture Structures would be exempted from building permits for up to 1,500 square feet.

SB 73 – Land Use Regulations taking jurisdiction away from local authorities. This bill did not pass.

SB 86 – Pertains to Private Schools – notification must be given to UDOT (Utah Department of Transportation) and Utilities Companies before private schools develop.

SB 92 - Water Conservation- - Industrial or commercial zone can only require 5 percent of landscaping. This bill did not pass.

SB 161 – Highway Signage Amendments – Regulation of outdoor advertisement along highways and freeways.

SB 182 – Sales Tax on the Internet. If vendors in the state of Utah make over \$10,000 per quarter they must report sales tax.

There was a discussion regarding franchise taxes. Mr. Eggett confirmed that Riverdale City does not participate in franchise taxes.

SB 187 – Reclassification of Misdemeanors. Changes misdemeanors to civil infractions for violations of various land use laws and voting fraud. There was a discussion regarding the impact this could have on the city, by reducing fees for land use violations.

Mr. Eggett stated one way the Planning Commissioners could get involved is to contact their local representatives in the legislature. He stated the Utah League of Cities and Towns will provide a summary as soon as the legislature session is over this year. Mr. Eggett stated he will be sure to keep the Planning Commissioners informed.

2. Discussion of land use concerns and potential updates to City Codes.

Mr. Eggett discussed the need to have an expiring subdivision clause to protect the city. He encouraged the Planning Commissioners to review the land use ordinance and let him know if they see anything that needs to be updated. Mr. Eggett explained Aunt Nancy’s. He stated the expiration clause would pertain to site plan approvals. He read some examples from Ogden City and Syracuse City. The clause would require a developer to obtain a building permit within a year of the site plan approval, otherwise they would need to reobtain a new site plan approval from the Planning Commission. There would be the option of allowing a developer to apply for an extension for a period not to exceed 6 months, as long as the applicant applied prior to the expiration date.

Mr. Eggett discussed building permit requirements. He stated building permits are active as long as the developer is making progress every 6 months.

Planning Commission Work Session Meeting, March 8, 2016

There was a discussion regarding past projects that have impacted the city by having open ended site plans. There was a general consensus for support to develop an expiration clause. Mr. Eggett stated he will distribute material to the Planning Commissioners to determine which version would best fit the needs of Riverdale City.

Discretionary Items:

Chairman Hilton asked if any of the Planning Commissioners had any discretionary items. Mr. Eggett stated he did not receive any applications, so there will not be a meeting on March 22, 2016. He encouraged the Planning Commissioners to enjoy their Caucus Meetings. He stated there will likely be a meeting on April 12, 2016.

Commissioner Fleming inquired about the construction near Reeves and Associates. She discussed the traffic jams involving semi-vehicles. She asked about the possibility of redistributing the placement where construction vehicles park. Mr. Eggett discussed the difficulty of mandating parking because it is a public right-of-way. Mr. Eggett stated he will reach out to the contact to see if they would be willing to adjust their parking to help with the traffic jam.

Commissioner Hilton inquired about discussing Ritter Drive as a means to assist in the traffic jams. Mr. Eggett stated it may be a discussion in the future, but isn't in the works at this time.

There was a brief discussion regarding landscaping on private property. Mr. Eggett stated landscaping should be addressed during the site plan review.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 7:24 PM. There was not a regular meeting scheduled.