

Minutes of the Work Session of the **Riverdale City Planning Commission** held Tuesday, **August 25, 2015**, at 6:00 PM, at the Civic Center in the Administrative Offices, 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
Others Present:	No members of the public were present

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

**Reports:** Chairman Jones turned the time over to Mr. Eggett. Mr. Eggett reminded the Planning Commissioners that anyone wishing to attend the League of Cities and Towns Conference in September, must give him notice by August 27, 2015 by Noon. He offered to resend the information to the Planning Commissioners.

Mr. Eggett invited the Planning Commissioners to attend the ribbon cutting on August 28, 2015 at 11:00 AM for Advanced Auto; it was noted the Grand Opening will be on the following Saturday. Mr. Eggett stated Bravo Arts Academy will do an open house on September 19, 2015, ribbon cutting at 11:30 AM. Roberts Fresh Hair and Wig Making is now open. Horrocks Engineering will be entering one of the brick haven buildings. There are not currently tenants for the site next to At Home. Reeves and Associates are considering moving to Riverdale and there may be a Preliminary Plan Review soon.

Mr. Eggett introduced the new City Recorder, Jackie Manning. The Planning Commissioners introduced themselves.

**Consent Items:** Chairman Jones asked for any changes or corrections to the meeting minutes for the June 9, 2015 Regular and Work Session Meeting Minutes and the August 11, 2015 Work Session Meeting minutes. There were no corrections requested.

**Action Items:** Chairman Jones invited comments regarding the action items. Mr. Eggett noted that all state requirements have been met for the public hearing, and noted for the record was properly noticed in the local newspaper. Mr. Eggett stated as requested in the last work session meeting the City Attorney included his comments regarding the changes to the sign ordinance and subdivision changes. The comments provided by the City Attorney, in regards to the signing ordinance, are due in part by the election procedures changes. With the by mail ballot option, deadlines have changed for elections, which have caused necessary changes to the ordinance. The changes pertaining to the subdivision are in an attempt to become more aligned with state code.

**Discretionary Items:** Chairman Jones asked if there were any discretionary items. Commissioner Fleming stated the business, Birch's Tree is having a difficulty finding a location for their seasonal business. It is speculated that Home Depot has a non-compete agreement which requires a certain distance be maintained between similar businesses. The owner of Birch's Trees has approached Commissioner Fleming about the possibility of selling the trees directly from her home. She specifically inquired about the signage possibilities. She is located near the Classic Waterslide in Riverdale City and wanted to have a temporary sign attached to or near the Classic Waterslide sign. The business owner will advertise through social media, but is concerned about how abrupt the turn to Classic Waterslide is. Mr. Eggett stated there may be some difficulty having any signage along Riverdale Road, as it is a UDOT (Utah Department of Transportation) owned road and they are particular as to what signage is allowed. There may be some issues with the current city ordinance pertaining to temporary signage as well. Mr. Eggett stated the Classic Waterslide sign is on private property and would need to get permission from the property owners before placing any temporary sign.

Commissioner Fleming has been asked by several residents why the land next to the Weber River is not sought for commercial development. She provided the example of the San Antonio River Walk located in Texas. Mr. Eggett explained FEMA guidelines would be enforced in that area, so business developers would have additional requirements and obstacles they would need to overcome before development could occur. These obstacles can become expensive, which may be the reason that location is not pursued.

There was discussion regarding park development to help drive new businesses to the area. Mr. Eggett explained with the JUB grant application currently being pursued, the City is waiting to see if any funds will be granted before planning any park projects, as this could greatly impact the development. He stated there is an upcoming meeting with

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JUB on Thursday and he is hopeful Riverdale City will receive funds from the grant.

**Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:20 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.