

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 28, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Blair Jones, Vice-Chair David Gailey, Commissioner Kathy Eskelsen, Commissioner Robert Wingfield, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Michael Roubinet, Commissioner Lori Fleming, Commissioner Steve Hilton, Chairman
Visitors:	None

**A. Welcome & Roll Call**

Commissioner Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Roubinet, Commissioner Fleming and Chairman Hilton, who were excused. No members of the public were present.

**B. Open Communications**

There were no members of the public present to comment.

**C. Presentations and Reports**

Commissioner Jones turned the time over to Mr. Eggett who reported the following:

- The vacant Best Buy will have a new tenant shortly.
- At-Home may expand to their square footage to the empty office space within their building.
- Maverik will be at the next City Council Meeting.
- Assisted Living Center will be at the next City Council Meeting.
- Cutrbus flex building has begun construction.
- The Unity Property (78 acres bordered by the river) has discussed putting their property up for sale.
- Denny's construction continues

**D. Consent Items**

**1. Consideration of meeting minutes from the Planning Commission Meeting held on June 14, 2016.**

Commissioner Jones asked for changes or corrections to the Planning Commission meeting minutes for June 14, 2016 Work Session and Regular Meeting. There were no corrections requested.

**MOTION:** Commissioner Eskelsen moved to approve consent items meeting minutes as written. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously in favor.

**E. Action Items**

**1. a. Public Hearing: Consideration to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).**

Commissioner Jones opened the public hearing. No comments were made.

**MOTION:** Commissioner Wingfield made a motion to close the public hearing. Commissioner Gailey seconded. All in favor.

**b. Consideration to forward recommendations regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).**

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Mr. Eggett summarized an executive summary which explained:

Recently, City Staff has been approached by interests, regarding various properties throughout the City and City ordinances that are impacting those properties. In addition, the State Legislature has passed a bill updating the building codes for the State and, as a result, the City needs to update these building codes. Finally, there have been some issues in the past relative to site plan approvals and final subdivision approvals relative to the timing of the project's vesting rights/viability. As a result of these three above-noted matters, a packet of information has been provided to discuss suggested code revisions relative to the above-noted matters. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing has been set for tonight to consider these proposed Code changes, and advertised accordingly to the public per State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then determine how to proceed.

**Title 10 Ordinance Guidelines (Code Reference)**

Non-dwelling parking standards are regulated under City Code 10-15 "Parking, Loading Space; Vehicle Traffic and Access", specifically section 3. Site development standards for higher density residential areas (i.e. apartment complexes) are regulated under City Code 10-9F "Multiple-Family Residential Zone (R-5)", specifically section 4. All building codes are found within Title 9 "Building Regulations". Fire code regulations are found within City Code 4-2 "Fire Code". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

Additionally, City Attorney Steve Brooks has provided his comments relative to the proposed City Code amendments and these comments have been included with this document for this discussion.

During the Work Session meeting Mr. Eggett brought a revision to 10-9F-4: Site Development Standards, located in the paragraph pertaining to Rear: Main Building "30 feet if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone. Any structure located closer than 30 feet to the rear property line shall meet all requirements of the current Building and Fire Codes and receive construction approval from the Riverdale City Fire Chief."

There were no further comments.

**MOTION:** Commissioner Wingfield moved to recommend approval to the City Council for the proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters) language as noted during the work session be included. The motion was seconded by Commissioner Gailey.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously in favor.

**F. Discretionary Items**

Commissioner Gailey thanked everyone for their concern regarding his health.

**G. Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.

The meeting adjourned at 6:37 PM.

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Blair Jones  
Planning Commission Vice Chair

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Jackie Manning  
City Recorder

Date Approved: **August 9, 2016**