

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **January 13, 2005** at 6:30 p.m. at the Riverdale Civic Center.

Members Present: Greg Limburg, Chair
Brent Coleman
Kathy Eskelsen
Kathy Tanner

Members Excused: Don Farr
Don Hunt
Allen Miller

Others Present: Jan Ukena, City Planner
Michelle Douglas, Planning Commission Secretary
Jared Peterson

Chair Limburg called the meeting to order and welcomed all those in attendance. He excused Commissioners Farr, Hunt and Miller and acknowledged that all other members were in attendance and welcomed Staff.

Consideration of Minutes

Motion Commissioner Tanner moved to approve the minutes of the preplanning work session of December 14, 2004 as proposed; and for approval of the regular meeting of December 14, 2004 as proposed; and to waive the reading. Commissioner seconded the motion; the motion passed unanimously.

Conditional Use Permit / Home Occupation Application

Jared Peterson – Financial Legacies, Inc

Mr. Jared Peterson was present at the meeting to discuss his conditional use permit for a home-based business for accounting services. Mr. Peterson indicated that he would also provide payroll and taxes services. He went on to say that he would go to his clientele's place of business; therefore there would not be any extra traffic to his home; in addition, he is not going to be utilizing any signage.

Motion Commissioner Coleman moved to grant the conditional use permit for a home occupation located at 1250 West 5100 South for Jared Peterson, BUSINESS, as requested. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

Staci Gallegos - Sweet Surprises

Mrs. Gallegos could not attend the meeting and asked to be removed from the meeting at this time; no action was taken.

Recommendation to the City Council regarding the 700 West / Riverdale Road Area

Mrs. Ukena indicated that what they are proceeding with is which way the Planning Commission is leaning with in regards to the zoning/demarcation line for the 700 West / Riverdale Road area. Chair Limburg expressed concern with making a recommendation because three members of the Commission were missing. He wondered if they could talk about it and wait

until they have a full quorum present to make a recommendation. Mrs. Ukena stated that she thought if they put it that way; they discussed it; however, the Commission did not have a full quorum and did not want to make a recommendation without everyone's input.

Mrs. Ukena referred to the Wasatch Quorum. She explained that with the Wasatch Quorum, they would get an idea at what they are looking at. Mrs. Ukena noted that she does not have a strong recommendation as to what recommendation the Planning Commission should give; however, she would go with the mixed-use zone.

Mrs. Ukena went on to say the Planning Commission is recommending "a change"; they are not recommending "hard-core commercial". She explained that they want the developer to develop the area as one piece, and she believes it will help the other property owners to develop their properties. She added that they need to keep in mind that when she says "mixed-use", her mind goes to three or four places in the City; however, one of our stumbling blocks is, the City does not have a lot of high-end housing. Chair Limburg stated Riverdale is not that kind of community. Mrs. Ukena informed the Commission that area off Ritter Drive is; another area is the area across from the City building with the hillside. Mrs. Ukena noted that many of the big firms also look for condominiums and apartments for their top-level executives, but it is something they can look at as a part of what those businesses bring in attached to the buildings. However, until someone brings something in for the Commission to look at, they do not know but they need to keep an open mind.

Mrs. Ukena stated that she believes the Cozy Dale area will develop. She noted that Ogden City might develop their portion, and the City could get some of the residual development. She pointed out how easy it is to get from 700 West from Cozy Dale and not have to go onto Riverdale Road.

Mrs. Ukena referred back to the area of 700 West and Riverdale Road. She stated what she would hate to see is for the developer to develop only the frontage on Riverdale Road and leave the back portion of the property undeveloped. She noted that what she would like to see is an ordinance adopted that indicates that a developer cannot develop any more of their property until they lease a certain portion of their existing tenant space.

Discussion followed regarding the Mixed-Used Ordinance. Commissioner Tanner referred to page 1, Interior Side, which states: None, except 10 ft. adjacent to residential boundary. Commissioner Tanner inquired if Mrs. Ukena has ever looked at any of these interior setbacks. She went on to say if you put a 10-foot setback in there, all the commercial business does is stack garbage and pallets, and they fill up the 10 feet with garage; they don't put in landscaping. She questioned would they rather look at garbage or nothing. Commissioner Tanner stated she is thinking that it might be better not to have a 10-foot setback since all it is, is a garbage dump and an alley to the adjacent residents. Mrs. Ukena explained that the entire ordinance is a draft, and the entire ordinance can be amended.

Commissioner Tanner referred to the building height, and the ordinance indicates that the maximum height is 4-stories (60-feet). She stated that whatever they decided it should be, she does not think there should be any adjacent windows to residential. Chair Limburg agreed; he noted that was one of his points and questioned why they need to have 4-story buildings next to residents. Commissioner Tanner pointed out it is use of land. She went on to say she could

see the 4-stories; however, if a 4-story building is abutting a residential use, there should not be any windows on that side of the building.

Discussion followed permitted uses vs. conditional uses. Commissioner Tanner pointed out that some of the conditional and permitted uses were contradictory to one another. She stated that she does not believe that dry cleaning should be next to residential. Chair Limburg questioned "amusement park, skating rink and bowling alley" being a permitted use. Mrs. Ukena explained that was more for the "Cinedome Area". Commissioner Tanner expressed that she did not see a problem with those uses.

Mrs. Ukena suggested that they could provide a few guidelines and make every use a conditional use. Chair Limburg stated that was his question – if they could do that. Mrs. Ukena stated they could do that; she noted that the location is what would make the use controversial, and if the Commission is uncomfortable with making a determination on what is permitted and conditional, they could make everything conditional.

It was questioned if someone comes in and asks for approval one year and is denied and then someone else comes in the next year and asks for approval for the very same thing and is approved, is that a problem. Mrs. Ukena indicated that yes, you are opening yourself up and maybe they need to list things for consistency.

Landscaping opportunities were discussion. It was questioned if the City would be missing out on an opportunity to have some green space, and do they need to have a higher standard of landscaping. Mrs. Ukena pointed out with the mixed-use zone they can require that. In addition, what she is looking at is they have their trail system incorporated as a part of the plan as well. Chair Limburg stated that there would not be a trail down in the 700 West area. Mrs. Ukena stated that there could be some meandering sidewalks with benches. It was questioned if they want to put in the ordinance that you have to put in so many benches per a certain amount of acreage. Chair Limburg stated to keep in mind that there are others that are not going to go away. Mrs. Ukena said that she could look into that and see what the total acreage is. Commissioner Tanner added they need to look at the purview of how much area there is for the one development and what is around it. She noted if they put an acreage or a required amount, the developer will always try to come in under the required amount.

Chair Limburg inquired if there were any hour restrictions. Mrs. Ukena noted that they could; however, she was not sure if it was necessary. Chair Limburg stated if they do, they will kill a lot of business. Mrs. Ukena noted she would check on other cities hour restrictions. Commissioner Tanner added that a lot of noise has to do with if a restaurant has a liquor license.

Chair Limburg questioned the other members, do I get the consensus that we are looking at a mixed-use zone. Commissioner Tanner noted that is the way she is leaning. Commissioner Limburg reiterated the Commission has three members missing and they do not want to make a formal recommendation; however, at this time, the current members that are present are in favor of a mixed-use zone.

Review of the Wilbur Smith Transportation Plan

Commissioner Tanner stated that she had questions regarding the transportation plan. She stated that she did not see anywhere in the plan where it addressed 300 West and Riverdale Road coming east bound off Pacific Avenue toward Riverdale Road between Bed, Bath & Beyond and Michaels. Mrs. Ukena agreed; she noted that she is almost positive that was not covered in their scope. Furthermore, she believes it is a big problem, and it will become a bigger problem when Old Navy is complete.

Commissioner Tanner went on to address Chapter 4. She noted that it seems to her that Chapter 4 is talking about the possible elimination of the 1150 West 5-point intersection; however, it is in contradiction of Chapter 5 more appropriately intersections with more than 4 legs and unusual geometry. She went on to say she believes it is an ideal intersection for a roundabout; however, she believes it is very controversial. Mrs. Ukena indicated that she agrees.

Discussion followed regarding Pacific Avenue below 300 West. Commissioner Tanner questioned why they considered it a residential street when there are not any residential houses on the street. She went on to question why the speed limit is 25 m.p.h.; she noted that when coming down the hill out of Washington Terrace the speed limit is 35 m.p.h. and then you cross Riverdale Road and it becomes 25.

Commissioner Tanner referred to Chapter 5 – Pathways, which is an old issue with her. Commissioner Tanner stated that Chapter 5 does not address any pathways to the east side of the City up to the area she lives in. She stated that she could not find her copy of the City survey; however, if you look at the City survey, every individual that responded to the survey that lives in the area said they were interested in foot access to the east side of the City and the trail. Commissioner Tanner went on to say it is so simple, and the City is willing to put money into everything else but not into that; and she wants to know why. She reiterated that every resident that lives on the east side that filled out the survey was in favor of foot access to the trail; it is not just her, and it has never been address. Chair Limburg suggested that they make it an agenda item.

Discussion and Review – How other cities deal with commercial and residential abutting

Mrs. Ukena provided the Commission with two zoning maps; a map of Layton City and a map of South Ogden. It was pointed out that in Layton City a lot of their commercial abuts multi-family. Mrs. Ukena noted that there is a lot that does, but there is some that does not. She went on to say Layton City has tried very hard to do a good job.

Mrs. Ukena stated that looking at South Ogden may not be the best example. She noted that looking at Ogden City and the changes that have occurred over the years could be the things to evaluate.

Discretionary Business

Commissioner Tanner stated that she has brought this issue up before, and she believes it needs to be readdressed. The road/hillside behind back Discount Tire is very vulnerable, and it needs to be blocked off. She explained that there are two specific vehicles that are driving to the top of 300 West from behind Discount Tire. She went on to say on several occasions these

individuals dump out onto traffic on 300 West. Mrs. Ukena stated that she would speak to Public Safety and Public Utilities regarding the situation. Commissioner Tanner indicated that they were supposed to have blocked off the area already; Mrs. Ukena assured the Commission that she would find out what was going on.

With no further business to come before the Commission at this time, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Tanner seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:45 p.m.

Attest:

Approved: February 8, 2005

Michelle Douglas
Planning Commission Secretary

Greg Limburg
Chair