

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **February 22, 2005** at 6:30 p.m. at the Riverdale Community Center, 4360 South Parker Drive.

Members Present: Don Farr, Vice Chair
Kathy Eskelsen
Don Hunt
Allen Miller
Kathy Tanner

Members Excused: Greg Limburg, Chair
Brent Coleman

Others Present: Larry Hansen, CAO
Shelly Jenkins, Councilmember
Stacey Haws, Councilmember
Randy Daily, Community Development Administrator
Jan Ukena, City Planner
Michelle Douglas, Planning Commission Secretary
Penny Clements Wayne Belka Rick Thomas

Commissioner Farr called the meeting to order and welcomed all those in attendance. He excused Commissioners Limburg and Coleman; he acknowledged that all other members were in attendance and welcomed Staff.

Conditional Use Permit / Home Occupation Application

Penny Clements - Peekaboo Supply

Ms. Penny Clements was present at the meeting to discuss her conditional use permit for a home occupational business license for the sale of beauty supplies. Ms. Clements informed the Commission that her business is a mobile beauty supply company. She would have the supplies delivered to her dwelling and then she would deliver the supplies to her customers; customers will not be coming to her home. It was inquired how the supplies will be shipped to her dwelling. Ms. Clements indicated that the supplies would be shipped via UPS.

Commissioner Farr questioned if Ms. Clements still operates a home beauty salon. Ms. Clements explained that she has a small salon in her home; however, she does not utilize the salon for a business; she only utilizes the salon for family and friends.

Motion Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 583 West 3950 South for Penny Clements, Peekaboo Supply, as requested. Commissioner Hunt seconded the motion. The motion passed unanimously.

Planning Commission input and recommendation to the Riverdale City Redevelopment Agency regarding the Proposed 550 West Redevelopment Project Area Plan, dated February 15, 2005

Mr. Larry Hansen was present at the meeting to discuss the proposed 550 West Redevelopment Project Area Plan. He expressed his appreciation to the Planning Commission for their time. He explained that some time ago, it became apparent that the City needed to address RDA Project

Areas 1 and 2. Mr. Hansen informed the Commission by them acting favorable on those Areas; the City got favorable financing for the Senior Center. Mr. Hansen explained that as they come along throughout the years, with the amendments the Planning Commission supported for Areas 1 and 2, the City would receive approximately 4 Million for the Senior Center project.

Mr. Hansen went on to explain in the mean time, they have discussed other RDA Areas, which has been as early as 2002. They have discussed the 1500 West Area and the 550 West Area. He noted with what the City has been experiencing in terms of RDA Areas in joint sessions due to the lack of use and dilapidation, they are now talking about the 550 West RDA, which is one of the newly proposed RDA Areas.

Mr. Hansen referred to Page 15, Section 7, Part C. In regards to how the plan is consistent and conforms to the City's General Plan. Mr. Hansen stated if the Commission is worried about the technical applications of the plan, Part C addresses the provision approved by the Planning Commission and assures the Redevelopment Plan is consistent with the General Plan and current zoning ordinance as required by law.

Mr. Hansen referred to Page 18, Section 12; the reasons for the selection of the Project Area. Mr. Hansen proceeded to outline the proposed project area and why the Project area was selected by the Agency.

Mr. Hansen informed the Commission that Staff has spoken to many property owners and none have filed a written objection. He went on to say the only potential use of eminent domain would not require the need of the RDA Board and if the City gets any tax increment; they are going to use it for infrastructure.

Commissioner Tanner expressed concern with the City talking property and tearing down buildings in order to make property available for developers. Commissioner Hunt inquired if there were private developers in the area now. Mr. Hansen informed the Commission that people come in and start to inflate their expectations; he went on to say they still have to negotiate.

Mr. Hansen informed the Commission that Riverdale Road is suppose to be widened in 2008 and the 550 West RDA will be a tool for the City to improve its infrastructure. He indicated that it will cost the City approximately 3 million for the infrastructure improvements, and the City will have to pay for it or bond, and he would like to have an option. Mr. Hansen advised the Planning Commission that right now, there is adverse legislation regarding RDAs in the State Legislature and there is no assurance the Project may be approved; in addition, the taxing entities may not agree, and the City may not get anything. However, the property owners seem to agree with the Project.

Mr. Hansen referred to the 1500 West Area; he explained that the City would be referencing to that Area as the West Bench Area and putting the area into an RDA will give the City the ability to get property owners off "dead center" and the ability to utilize tax increment for infrastructure in that area as well.

Motion: Commissioner Hunt moved to recommend to the Redevelopment Agency and City Council adoption of the Proposed 550 West Redevelopment Project Area Plan, dated February 15,

2005, and authorize Chair Limburg to sign Exhibit "D" pertaining to the same. Commissioner Eskelsen seconded the motion.

Amendment **Commissioner** Hunt moved to amend the motion to authorize Vice-Chair Farr to sign Exhibit "D" pertaining to the same. Commissioner Eskelsen seconded. The motion passed unanimously.

Discussion of development of 90+ acres of property located south of the Riverdale Civic Center between the Weber River and the Union Pacific Railroad tracks.

Mr. Wayne Belka and Rick Thomas representing Unity Enterprises were present at the meeting to discuss the potential development of approximately 90 acres of property located south of the Riverdale Civic Center between the Weber River and the Union Pacific Railroad tracks. The property is currently zone A-1 (agriculture) and the land use master plan has the property designated as recreation/open space and agriculture.

Mr. Belka described the property and the surrounding areas in detail. Mr. Belka presented the Commission with an overlay map, which matched the proposed development area to the APZ (Accident Potential Zones). Mr. Belka noted that APZ 1 does not allow residential uses; however, it does allow other uses, such as, commercial and manufacturing with restrictions as far as height and density. He went on to explain that the APZ 2 does allow a residential use of two dwelling per acre.

Mr. Belka referred to the yellow line on the map, which represents an easement. He explained that the easement is a negotiation between DDRC and it says that they can cross at any point on the yellow line with an 80-foot bridge. He noted that the City does not even have that even though it is recorded at the County. Mr. Belka continued, there would have to be an amendment with the City because they would like to come in off 900 West in order to have an internal roadway. Furthermore, they could connect down I-84 where the onramp is; in addition, they would propose a line at the City's parking lot (off South Weber River Drive). He explained they would propose this connection for a couple of reasons: access to the river and convenience, and they would propose to continue the River Parkway down to their development.

Mr. Belka acknowledged there are some floodway issues; he stated that they would propose a large 100 to 150-foot strip along the river. Utah Power and Light would have a right-of-way; therefore, they would have a wide section left open because it is a no-build area.

Mr. Belka referred to the River Parkway and specific areas on the map. He showed an area on the map where the parkway could come through and link up with the City's existing parkway. He showed where people could access the parkway through areas, showed areas where parking could be, and showed other areas where the City could continue their River Parkway.

Mr. Belka referred to the map and APZ designations. He stated the density would be fairly low and to take advantage of the density, they would need a good transition of uses. He indicated it would be single-family density; and as they got closer to the other designations, they would transition into maybe a medium density housing and then into a commercial use.

Commissioner Hunt questioned if the development would be developed in several phases; in addition he noted that the development seems to have limited access. Mr. Belka indicated that the

development would probably be developed over time. He explained that in the APZ 1 there is no housing; furthermore, there could be a loop system or there might be a little bit of a dead end, but they would have to put in some circulation system. Commissioner Hunt inquired if they have put in a conceptual plan as of yet. Mr. Belka stated that they have looked at some things and this is the plan they have come up with so far. Mr. Belka added there are issues; the railroad presents an issue. In addition, there is not developing at all and that is an issue in itself. Mr. Belka stated that he thinks the housing along the river is desirable.

Commissioner Tanner expressed that a big concern to her is one access point especially with a lot of people in one area, which is a very high risk. Mr. Belka referred to the map; he pointed out a railroad crossing, and he informed the Commission that they believe it to be a public crossing. He added that historically there has been a crossing there, and they have photographs. Commissioner Tanner noted then they would be crossing over onto private property. Mr. Belka indicated what they are saying, in terms of good, long-term planning, they would like to get multiple crossings/accesses into their development.

Discussion followed regarding the commercial area of the development and office warehousing. Mr. Daily explained that office warehousing is small businesses with small warehousing space in the rear of the building. He noted that a good example of this would be the businesses located at 860 West Riverdale Road.

Mr. Belka explained there is a large warehouse area too; it is an upscale building, which is proposed for lower density use. The building would be a low-rise building that would have an office in front with room in the back for supplies or light manufacturing. Mr. Belka indicated that the office area could be approximately 1,500 square feet up to 10-15,000 square feet. Commissioner Miller inquired how much area they are proposing to use for office/warehousing. Mr. Belka said it would probably depend on a developer's agreement; however, the average density would be two per acre or less and then the more concentrated area could be more. It is something they would have to work out with Mr. Daily.

Commissioner Tanner questioned what issues there are with the canal. Mr. Belka indicated that they have tried to speak with Public Works Director Lynn Moulding; however, they have not been able to get with him. Mr. Belka explained that Riverdale City holds Title to the canal and the canal is unusable as a canal because the flow line of the canal is six feet up from the river. He went on to explain to get water to the canal they would have to install a pump station. He said what they would propose is that the City could deed the canal to them, and they could use the canal as a storm drain system or they could pipe the canal; they would not be able to build on it.

Commissioner Tanner reiterated she has real heartburn with one access and future access for the proposed development. Mr. Belka pointed out the access with the City could be developed now if the City is amenable to such. Commissioner Hunt noted if the traffic came together at the City's property and at the roundabout on 900 West, it would dump out all at approximately the same location; he said it would need a traffic analysis.

Commissioner Farr questioned if the petitioners had done very much research regarding the temporary access across the railroad. Mr. Belka indicated they had not. Commissioner Farr

suggested they may want to think about that access point some more; he thought that would have a large impact on their development. Mr. Belka said the traffic impact is not as bad as one would like to think. He acknowledged that a traffic study is warranted but it will show that the traffic is not as bad as you would think. Commissioner Farr reiterated that he still shares the same concern as Commissioner Tanner.

Mr. Belka said there are some private roads - roads, which he would call field access. He wondered if there was a way of getting those roads as access points. As far as planning goes, Mr. Belka said they would not have any problem trying to get those roads and getting a loop system even if they could not get it incorporated for 10 to 15 years. Mr. Belka even suggested they could utilize the bridge by the golf course and come down off the Washington Terrace hillside. He noted that they see kids coming down off the hill all the time.

It was inquired if Mr. Belka has seen the City's Master Trail Plan and how far the City has gone with the Trail Plan. Mr. Daily explained that there are parks south of the Civic Center; however the City has not appropriated any money for the parks in the area south of the Civic Center as of yet (with the exception of the parking lot to the north). Mr. Belka explained that is why he suggested that the road connect; the City has the same problem. The City only has one way in and one way out of their property as well. This would be mutually beneficial if the City were to tie in with their road. Commissioner Farr said it would be advantageous for the City to work with the petitioners.

Mr. Daily informed the Commission that his recommendation regarding tonight's presentation is more housing with some office/warehousing and to create a buffer between the railroad tracks. He went on to say he would also recommend that the Planning Commission make a recommendation to have Unity Enterprises give the same presentation to the City Council for the same discussion as far as concept and the Planning Commission and City Council have a Strategic Planning discussion. Mr. Daily noted that there are issues with the following items: Federal Emergency Management (FEMA), the railroad, and the crossing with the railroad that goes to private property.

Motion Commissioner Tanner moved to recommend to the City Council that Unity Enterprises, as a concept, take their ideas and conceptual plan to the Council to see what they, the City Council, thinks and have a joint meeting with the Planning Commission to discuss their ideas. Commissioner Miller seconded the motion. The motion passed unanimously.

Discussion pertaining to amendments to Title 10, incorporation of a "Mixed Use Zone"

The Planning Commission was presented with an updated Mixed-Use draft. Mrs. Ukena pointed out that she highlighted some things that she thought were important. One of those things being the Planning Commission wanted more control and the draft proposes a higher-level of control over non-residential uses, which are the commercial uses.

Mrs. Ukena referred to the setback requirements; she noted that there are no interior side requirements except if the Planning Commission deems that a reasonable setback is necessary. She said the rear setback requirement is the same - none, except if the Planning Commission deems that a reasonable setback is necessary.

All uses are conditional uses with a list of uses provided within the ordinance. Commissioner Tanner referred to "Music, Car Audio Installation". She indicated that use should be eliminated. Mrs. Ukena pointed out that the ordinance allows for single family, townhouses and apartments.

Mrs. Ukena addressed the issue of cross access. She stated that the City does not want the same situation that exists with Home Depot. Mrs. Ukena said they would want to have reciprocal agreements to have cross access agreements; in addition, they do not want multiple access points on Riverdale Road.

Mrs. Ukena suggested that the Planning Commission start to move forward and evaluate where they want to incorporate the Mixed Use zone throughout the City. She recommended that they choose multiple places. Mrs. Ukena advised the Commission that agricultural is just a holding zone for something else. In addition, the Master Plan is not set in concrete; it is just guidelines for us.

Commissioner Tanner stated that she would like all uses to come back to the Planning Commission for approval, especially if a use is more of an impact to an adjacent neighbor because then the adjacent residential uses would be protected from commercial uses.

Mr. Daily pointed out the Commission previously discussed ratios. He questioned if that was something they still wanted in the ordinance. Commissioner Tanner said there would be developers that would overemphasize residential and there would be developers that would overemphasize commercial. Mr. Daily stated that the development still has to be compatible and when they are discussing office/warehousing it scares him.

Commissioner Hunt questioned if there could be different ratios or even an elimination of ratios in different zones. Mrs. Ukena indicated that she did not know if that would be legally feasible. Commissioner Farr inquired if Mrs. Ukena could put that suggestion before the City Attorney. Commissioner Tanner inquired if they could write the ordinance to read "at the Planning Commission's discretion to vary the amount or eliminate the ratio in different areas".

With no further business to come before the Commission at this time, Commissioner Miller moved to adjourn the meeting. Commissioner Tanner seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:30 p.m.

Attest:

Approved: August 23, 2005

Michelle Douglas
Planning Commission Secretary

Don Farr, Chair