



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **February 27, 2007** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
David Gailey, Member
Don Hunt, Member
Norm Searle, Member
Bart Stevens, Member

Members Excused:

Allen Miller, Member

Members Absent:

Kathy Tanner, Member

Others Present:

Jan Ukena, City Planner
Marie Alvord, Planning Commission Secretary
Approximately six (6) Citizens

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Miller was excused and Commissioner Tanner was absent.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

No comments or questions were made at this time.

Motion:

Commissioner Hunt made a motion to approve the Preplanning and Regular meeting minutes of January 23, 2007 and waive the reading of the minutes. Commissioner Gailey seconded the motion. The motion passed unanimously.

3. CONSIDERATION OF APPROVAL FOR THE LES SCHWAB/KEN GARFF FINAL SITE PLAN, APPROXIMATELY LOCATED 627 WEST RIVERDALE ROAD

Mrs. Ukena noted that all changes have been completed and that the City Engineer will approve with the completion of three conditions, receive a letter from UDOT concerning access to Riverdale Road, receive an electronic copy of the final site plan, and receive a letter from to allow storm water run off into the river. She also noted that staff would like to include one more condition, with the moving of the 500 ft portion of the trail that it will be completed within one week. She noted that this portion of the trail is very popular and it is important to keep it open for residents. Mrs. Ukena said that previously there was concern for the landscaping of natural grasses along Riverdale Road. She noted that they have changed it from natural grasses to a seed mix which will be more green and lawn like. Commissioner Hunt asked how long the construction process for the new Les Schwab is projected to be and when they plan to move the trail. Les Schwab Representative, Mr. George Bunting, noted that construction is planned to begin in April with completion in September with the trail removal after the completion of the Les Schwab building. Ken Garff Representative, Mr. Craig Rigby, stated that they hoped to be ready to start construction on Ken Garff immediately in September.

Motion: Commissioner Hunt moved to recommend to the City Council the approval of the final site plan approximately located 627 West Riverdale Road for Les Schwab/Ken Garff at approximately 5.1 acres with the following conditions that all requirements to be met from the City Engineer letter and moving of approximately 500 ft trail would be completed within approximately one week. Commissioner Searle seconded the motion. The motion passed unanimously.

4. DISCRETIONARY BUSINESS

Commissioner Searle noted that last meeting he asked staff to find out who owned the property along Parker Drive that borders the freeway. It was noted that UDOT owned the property. Commissioner Searle then inquired if it was possible to have the fence removed and the area cleaned up. He requested that this be placed on the next agenda for further discussion.

5. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Searle moved to adjourn the meeting. Commissioner Gailey seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:45 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair