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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **March 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  
Allen Miller, Member  
Norm Searle, Member  
Bart Stevens, Member  
Kathy Tanner, Member

Others Present:

Jan Ukena, City Planner  
Marie Alvord, Planning Commission Secretary

## 1. CALL TO ORDER

Chairman Farr called the meeting to order. He acknowledged that all Planning Commissioner Members were in attendance.

## 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 February 27, 2007 and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

## 3. DISCUSSION AND REVIEW OF THE REZONE OF RDA WEST BENCH PROPERTY AT APPROXIMATELY 4899 SOUTH 1500 WEST

Mrs. Ukena reviewed the parcel information and noted that the public hearing for the rezone has been set for April 24, 2007. She noted that Herridge Study recommended office, retail, and hotel as proper uses for this area of the City. Mrs. Ukena stated that the current zoning does not fit with the General Plan and the City proposed to rezone it to C-3/Commercial that will blend with the AFCU site and other office space already in existence. Commissioner Tanner asked if there was an advantage to allow C-3 over C-2. She noted that the only difference between the two zones is that in C-2 uses are conditional. She continued to state that the hotel concept is good but it may not go through and she feels that the city will be opened to other developments that are undesirable if it is zoned C-3. Mrs. Ukena stated that the C-3 zone will make the development process less complicated and that the C-1 and C-2 zones were used to protect sensitive areas of the City such as residential. She then noted that this area of the city is not considered sensitive and therefore needs no protection for residential. She then asked what type of uses the Planning Commission would not like to see in this area. Commissioner Tanner noted that bus terminals are a permitted use in the C-3 zone and she feels that the area should bring in higher end uses. Mrs. Ukena informed the Planning Commission that the area is in a RDA area and the RDA will dictate the type of uses that will be allowed. Chairman Farr inquired as to why the City was rezoning the property and not waiting for the developer to rezone it. Mrs. Ukena noted that it was the desire of

the City to have it zoned C-3 whether or not the development went through and that City Administration felt it was important to get it done.

Commissioner Stevens noted that the area of discussion is currently zoned agricultural, has been used for orchards, and still has irrigation water rights. It was noted that Brent Ellis as ditch master had contacted Commissioner Stevens about debris left in the ditch with a demolition of a home and other construction in the area. Mrs. Ukena stated that she will check into who owns the water rights and will make sure the ditches are maintained. Chairman Farr noted that the east side of Bingham's old house the water is underground with an open ditch behind the house that leads to Gibby's old house and continues north. He also stated that with his current development a piece of the underground pipe was broken and patched. It was requested that this item be placed on the next Planning Commission Agenda.

#### **4. DISCUSSION AND REVIEW OF ORDINANCES: MIXED USE (MU), RESIDENTIAL (R-2), AND SIGN**

Chairman Farr opened this item for discussion and turned the time over to Mrs. Ukena. Mrs. Ukena opened discussion with the R-2/Residential Ordinance. She noted that the Planning Commission has reviewed many ways to remedy the duplex problem within the single-family dwelling residential areas of the City. Commissioner Tanner asked if they had not already passed on a recommendation to take the duplexes out of the R-2 Zone. Commissioner Miller and Commissioner Searle both noted that in previous meetings all Commission Members were in favor of taking them out of the ordinance. Commissioner Miller also noted that they discussed the requirement of all duplexes to be licensed and regularly inspected. A general discussion was held on licensing and inspecting procedures. Mrs. Ukena noted that she will bring back a revised version of the ordinance for the Planning Commission to review.

Mrs. Ukena reviewed the Mixed Use Ordinance noting sections A/Commercial and B/Residential. She stated that originally the two sections were one section that did not discriminate between residential and commercial, this way the Planning Commission and City Council could make decisions for setbacks, etc. based on a case-by-case scenario. Mrs. Ukena recommended that the Planning Commission rewrite the ordinance by taking out section B/Residential and combining it with section A so both are included in the same section. Commissioner Miller noted that he was in favor of staff's recommendation. Commissioner Tanner asked if this will just become a moot point that will be bounced back and forth between the Planning Commission and the City Council. Mrs. Ukena noted that this is a good concern but also stated that City staff will send a stronger recommendation for this change to the City Council. Commissioner Tanner then asked how when combining the two sections density will be covered. Mrs. Ukena noted that it will default to the commercial requirement of 45% maximum building coverage of the piece of property which will also include 20% landscaping and appropriate parking requirements. A general discussion on making Riverdale City a more walk-able community was held. Commissioner Gailey and Commissioner Searle noted that they are in favor of staff recommendation to combine commercial and residential in the MU Ordinance. Mrs. Ukena noted that she will bring back a revised version of the ordinance for the Planning Commission to review.

Commissioner Tanner commented that she felt the Planning Commission spent too much time on the Sign Ordinance in the past to ignore the changes they had made and recommended. Commissioner Searle and Commissioner Tanner requested that the City Council review the changes they recommended earlier. Mrs. Ukena noted that she will forward on their recommendations.

#### **5. DISCRETIONARY BUSINESS**

Change meeting start time from 6:00 pm to 5:30 pm:

- Four Commission Members requested that the starting time remain the same, two commented that they were available at both times.
- It was decided to keep the Planning Commission work meeting starting time at 6:00 pm and general meeting at 6:30 pm.

Chairman Farr question as to why City Council development approval process has changed:

- Chairman Farr noted concern for this new approval process for the following reasons: it may cause developers to go to extraneous work and expense in the final site plan if the rezone is not approved; feels that it undermines the voice of the Planning Commission.
- Commissioner Searle noted concern that this could pose possible legal issues in the event a rezone is denied.

Preliminary Site Plan:

- Commissioner Tanner noted that the Planning Commission is seeing less exactness in the plans, noting that whole concepts will change at times.
- Commissioner Miller asked that in the event of a concept change if the plan would be brought back as a preliminary site plan or a final sight plan. Mrs. Ukena noted that it would be brought back as a preliminary site plan if there are major changes; minor changes would be noted in the final site plan for the Planning Commission approval.
- Planning Commission Members noted concern with the ability to ask questions during the preliminary site plan phase. It was noted that several times in the past they were told that their questions were not able to be answered or were told that the answers would come at the final site plan. Examples were requested; no specific examples were given at this time. Questions and answers before the final site plan should be addressed in the preliminary review.

## 6. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Miller moved to adjourn the meeting. Commissioner Tanner seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:45 pm.

Attest:

Approved:

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Marie Alvord,  
Planning Commission Secretary

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Don Farr, Chair