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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 10, 2007** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman  
David Gailey, Member  
Allen Miller, Member  
Norm Searle, Member  
Bart Stevens, Member  
Kathy Tanner, Member

Members Excused:

Don Hunt, Member

Others Present:

Randy Daily, Community Development Director  
Jan Ukena, City Planner  
Marie Alvord, Planning Commission Secretary  
Approximately seven (7) Citizens

### 1. CALL TO ORDER

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

### 2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

No comments or questions were made at this time.

**Motion:** Commissioner Tanner made a motion to approve the Preplanning and Work meeting minutes of March 27, 2007 and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

### 3. APPROVAL OF THE FINAL SITE PLAN FOR CUTRUBUS 700 WEST RIVERDALE PLAZA, LOCATED APPROXIMATELY 700 WEST RIVERDALE ROAD

Chairman Farr turned the time over to Mrs. Ukena. Mrs. Ukena noted that the City Engineer has given a letter of approval for this project. She noted that the changes from the preliminary site plan to the final site plan: change of number of townhouses from 12 to 8, townhouses now face 4400 South. She noted the current three fire hydrants and pointed out the four added hydrants. Mrs. Ukena stated that property was dedicated to the City along 700 West to create room for another turn lane to help with traffic congestion. It was noted that signage, parking, and landscaping requirements have been met; the townhouses will have a two-car garage with the center two units being two stories and the outer two will be one story.

Commissioner Miller requested a screening fence to be placed along where all R-2 (Residential) abuts C-3 (Commercial) zones. He noted that a protection is needed between the residential and commercial developments. Commissioner Miller then asked what type of fencing will be on the south side of the townhouse development. Mr. Dave Pierson, CLC noted that the fence would be solid with landscaping on both sides. There was a general discussion on when the fencing will be placed between the residential and commercial areas. Mr. Homer Cutrbus noted that the fencing along the townhouses, running east and west,

will be placed before occupancy, fencing running north and south will be placed when the area is developed. Commissioner Tanner requested a solid fence between the Carson's property and the detention pond. Chairman Farr asked how parking was calculated for the site. Mrs. Ukena noted that the highest percent sales floor per building was calculated to maximize parking. Commissioner Gailey inquired to the depth of the retention pond. Mr. Pierson informed the Commission that the pond will be a dry pond and only catch water in big events in which the water will be stored underground. Mr. Daily asked if there would be a chance if a child could drown in the pond and if a fence was needed. Mr. Pierson that the possibility is always there but the main storage of water will be underground. Commissioner Searle asked the square footage and price of the townhouses. Mr. Jim Rumpsa noted that the one story will be 1300 sq ft and the two story 2000 sq ft and that the price range has not been determined.

Chairman Farr noted that the same lighting will be used for the commercial and residential developments. He mentioned that in certain parts of the City streetlights that are more decorative were used and requested a similar lighting to be used in the residential portion of the development since it is on 4400 South. Chairman Farr asked if the City Council has approved the 0.82 rezone along 4400 South. Mrs. Ukena noted that they have not approved the rezone yet and that all items pertaining to the Cutrbus 700 West Plaza development will be brought before the City Council in the same meeting. Chairman Farr noted that in his opinion it is premature to go forward with a site plan if the rezone has not been approved yet. He also felt that the street improvements on 700 West should be the burden of the developer and not the City.

Commissioner Tanner noted that on the site plan lighting was not indicated around the employee parking. Mr. Pierson noted that there will be wall packs on the building and a streetlight is already in place to help with lighting. Commissioner Searle noted that the south entrance onto Riverdale Road indicates that there will be three lanes and asked if this would be a safety issue. Mrs. Ukena stated that the Public Works director has reviewed the site plan and has approved the entrance. Chairman Farr inquired if UDOT and the developer agree with the approach onto Riverdale Road. Mrs. Ukena noted that it is still under review.

**Motion:** Commissioner Miller moved to recommend to the City Council to approve the final site plan for Cutrbus 700 West Riverdale Plaza with the following conditions: that a screening fence be placed west of Office B and on the east side between the R-2 and detention pond. Commissioner Searle seconded the motion. The motion passed unanimously.

#### 4. DISCRETIONARY BUSINESS

Mrs. Ukena noted that the water rights on the West Bench property located at 4899 South 1500 West do not belong to the City and she is unaware of who owns them. Commissioner Tanner noted that there are requirements to keep the water flow open.

Chairman Farr informed City staff that the rezone sign for the West Bench property is located in a way where no one can read the sign and noted that it should face 1500 West.

#### 5. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Tanner moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:25 pm.

Attest:

Approved:

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Marie Alvord,  
Planning Commission Secretary

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Don Farr, Chair