

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **April 12, 2005** at 6:30 p.m. at the Riverdale Community Center, 4360 South Parker Drive.

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

Member Excused: Don Farr  
Allen Miller

Others Present: Randy Daily, Community Development Director  
Jan Ukena, City Planner  
Cindi Mansell, Planning Commission Secretary  
Jaunett Porter  
James Beitz

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

**Conditional Use Permit / Home Occupation Application**

**Ronald MacKnight - Mactech Installations**

Mr. MacKnight was not present at the meeting; no action was taken.

**Conditional Use Permit / Home Occupation Application**

**Jaunett Porter - KFC Tools**

Mrs. Porter informed the Commission that she will be telecommuting from her home and using it as a satellite office to provide accounting services. She stated there will be no traffic, as she picks up packages once a day.

**Motion** Commissioner Eskelsen moved to grant a conditional use permit to Jaunett Porter for a home occupation as requested for KFC Tools. Commissioner Hunt seconded the motion. The motion passed unanimously.

**Planning Commission recommendation regarding the West Bench Redevelopment Project Area**

Mr. Daily explained there is the need for the Planning Commission's review and recommendation to the Riverdale Redevelopment Agency Board regarding the Proposed West Bench Redevelopment Project Area Plan, dated April 1, 2005. He stated the Commission has a copy of the Plan; which conforms to the area recommendations of the General Plan. He referenced the request for the Chair to sign Exhibit "D", letter of recommendation from the Planning Commission.

**Motion** Commissioner Tanner moved to recommend to the Redevelopment Agency and City Council adoption of the Proposed West Redevelopment Project Area Plan, dated April 1, 2005, as

determined to conform to the area recommendations of the General Plan; and to authorize Chair Limburg to sign Exhibit "D" pertaining to the same. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

**Further discussion pertaining to the Proposed Mixed Use Ordinance**

Chair Limburg stated the Planning Commission had discussed this extensively both prior and in preplanning. He stated this proposed ordinance is for more than just a specific area, and Mrs. Ukena stated this can be incorporated into any area it is felt appropriate during the Master Plan update. The Commission discussed how this ordinance has gone back and forth from the City Council; and stated they do not want to review it again.

Mrs. Ukena briefly reviewed the changes as made, and discussion followed regarding the front yard setback of 50' or smaller, should the Planning Commission deem appropriate. She explained that she and Mr. Daily had discussed this provision, and felt it a little extreme for a residence to sit back 50'. She stated this change would provide the option to pull forward. Discussion followed regarding other setbacks, and the fact it would depend on the type of business or office complex.

Mrs. Ukena discussed adding the trail system to the special regulations. She inquired if corporate offices should be listed as office or left out; and inquired as to the addition of office type park because she would like to encourage this type of development. Chair Limburg stated there is already an area designated for office park that is still vacant. He stated he feels that type of use does not excite people. Mrs. Ukena argued that if a developer comes in and has 3-4 acres to make an office type park, she would not feel opposed to it being a mixed use area. Commissioner Hunt stated he feels the area is dormant, and development would bring in more development. Mr. Daily stated the corporate office question is pertinent, as there could be the potential for a lot of people.

Discussion followed regarding retail goods and services, with Mrs. Ukena stating she could use common sense and list a few retail establishments. Commissioner Tanner stated she would like to ensure that uses compliment each other within a mixed use zone; and does not want to include something and result in conflicting uses. She referenced the menagerie of different mixed uses, stating she wants compatible uses. She stated it is also important that the Planning Commission has the option as to use. Further discussion followed regarding the corporate office concept, with Mrs. Ukena stating she would envision a nice facility versus a big box development.

Commissioner Hunt inquired as to movie theaters under amusement listings, with Mrs. Ukena stating indoor theaters would be allowed, outdoor are not.

Mr. Daily discussed limiting the size of apartment developments within these type of developments. He cited the example of having 50 acres of ground and wanting to construct a development similar to Cherry Creek; and the resulting need to limit the size of apartment units. He stated his feeling is there is not the desire to have huge unit apartment complexes. Commissioner Tanner stated the Planning Commission does not have this mindset, and have not addressed that concept. Discussion followed regarding suggested limitation to an 8, 10, or 12-plex; with Commissioner Eskelsen stating she feels a maximum should be 20 units.

Mr. Daily discussed the purpose to mix compatible uses and not just include one major use and parking. He stressed the need to regulate the size of developments. Commissioner Tanner inquired if this should be done by square footage or percentage of family dwellings mixed in with percentage of other uses. Mrs. Ukena stated she would be nervous about ratios, and discussion followed relative to wording. Commissioner Hunt stated mixed use does not separate retail from commercial, and inquired if it could include so many units per acre. The scenario of high rise condos was given, with Chair Limburg inquiring if this is the Commission's desire for the future.

Inquiry was raised as to whether mixed use has to include residential, with Mrs. Ukena stating she does not believe so. She discussed the concept of people residing above business, with Chair Limburg stating he does not feel this will work in Utah. He stated everything is contingent upon Planning Commission approval. Mrs. Ukena stated approval with certain conditions could limit number of units as well as provide some type of office retail.

Mr. Daily stated this type of concept basically achieves the Envision Utah goal, or a mix where people can live where they work; a walkable community. Chair Limburg inquired as to what is wanted for Riverdale, and inquired as to the need for more apartments. Mr. Daily explained Riverdale has met their quota on low-income housing and apartments and does not necessarily have to approve any more. Mrs. Ukena stated the Senate Bill could change. Mr. Daily stated if apartments are included, conditions that are reasonable can be attached. He stated he feels these have to be included because that is what makes it a mixed use.

Chair Limburg raised the scenario of a four-story apartment complex being built in the Cinedome area; and including windows and a view into residential yards and windows, etc. Mrs. Ukena stated this would be intrusive on a residential zone, and she could only see approval for a one or two-story development. She discussed the legitimate concern to protect the rights of single family residents.

Chair Limburg stated he feels any additional discussion will be wasted time until the Commissioners are able to attend the Utah League meeting. He stated he would suggest additional discussion on the mixed use, as well as the General Plan review and amendment, be addressed after that time. He stated he feels they both involve the same thing.

Mr. Daily explained he feels mixed use is a wave of the future; a way to get people living close to where they work. He discussed convenience factors, and the intent to mix uses and make them work together and be compatible. Commissioner Hunt stated he would like to push ahead because of the negative effects of urban sprawl onto society. Discussion followed regarding the concept of promoting living where you work, and the resulting need to understand the control of the Planning Commission. Mrs. Ukena stated she feels the Senate Bill has thrown a wrench in the works, and that Riverdale is most likely Envision Utah's best example. She stated there is not a residence in Riverdale that is not within walking distance to some type of service.

Commissioner Tanner stated she would like to obtain legal counsel relative to wording on the issue of multi-family dwellings. He stated it is unknown how to proceed until further information is received regarding the affects of the Senate Bill. Mrs. Ukena stated she feels these are the exact types of questions that can be asked at the League meetings.

Chair Limburg stated the Planning Commission envisioned mixed use when this concept was introduced, and he feels the resulting ordinance to be a good effort. He stated his only concern would be apartments and not wanting a large complex to be constructed. Mr. Daily stated they could get radical and include wording that apartments are always associated with a commercial use; and the two cannot be separated. He cautioned the Planning Commission not to get away from the intent; which is to have a density to where people utilize service. Argument was raised that a developer cannot be forced to bring commercial with residential.

Chair Limburg stated if the concept is made too complicated for business, the areas will remain as weeds. Discussion followed regarding specific areas, with Mr. Daily discussing the office park area. He stated he feels perhaps restaurants could be put in this location in conjunction with offices. He stated there cannot be a stand-alone restaurant with outside access; but one could be part of an office space and would have to be accessed through an office building.

Commissioner Hunt stated if residential within commercial is not dictated; then why is residential justified and not commercial. Mrs. Ukena discussed the Planning Commission discretion, stating it is not the intent to mandate residential with commercial development. She discussed the purpose to attempt to restrict residential development (large scale). Further discussion followed relative to the mixed use concept, with Mrs. Ukena stating she feels it would become a valuable tool available to developers.

Chair Limburg suggested that staff take this issue back and return with legal opinion relative to wording; amount of control; and how to manage. Mr. Daily stated Riverdale does have a demographics issue and are known for certain things; and to break out and do something different takes guts. Mrs. Ukena stated she feels this is safe because there is so much discretion on every use. She gave the example of the Gateway, stating there is the need to be open to innovation and change.

**Motion** Commissioner Tanner moved to postpone Planning Commission recommendation relative to the mixed use ordinance to allow staff to obtain legal advice as to verbiage and controls. Commissioner Hunt seconded the motion. The motion passed unanimously.

#### **Proposed General Plan review and amendment**

Chair Limburg stated he feels it would be wise for the Planning Commission to attend the Utah League meetings and obtain input relative to Senate Bill 60 before jumping into talking about the General Plan. He stated also, he feels this issue is really in conjunction with the mixed use zone.

**Motion** Commissioner Tanner moved to table proposed General Plan review and amendment to the next meeting; to allow Planning Commission and staff to attend the upcoming Utah League of Cities and Towns meetings; and in hopes of obtaining additional information relative to this concept. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

#### **Discretionary Business**

Commissioner Tanner thanked the Planning Commission and staff for the beautiful planter she received after her surgery.

Commissioner Tanner expressed concern that vehicles continue to climb the hill on the dirt road behind Discount Tire to 300 West. Mr. Daily stated the police have been made aware of this and are patrolling the area. Commissioner Tanner stated detailed descriptions of the vehicles that have been in there are necessary; as there is quite a bit of traffic.

With no further business to come before the Commission at this time, Commissioner Hunt moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:25 p.m.

Attest:

Approved: June 14, 2005

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Michelle Douglas  
Planning Commission Secretary

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Greg Limburg  
Chair