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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 22, 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  
Bart Stevens, Member  
Kathy Tanner, Member

Members Excused:

Allen Miller, Member  
Norm Searle, Member

Others Present:

Randy Daily, Community Development Director  
Jan Ukena, City Planner  
Marie Alvord, Planning Commission Secretary  
Approximately four (4) Citizens

### 1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Searle and Commissioner Miller were not present.

### 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 Regular meeting minutes of May 08, 2007 as amended in the Preplanning Work Session and waive the reading of the minutes. Commissioner Gailey seconded the motion. The motion passed unanimously.

### 3. CONSIDERATION OF THE BRANT HAYWARD CONCEPTUAL SITE PLAN, LOCATED APPROXIMATELY 5175 SOUTH 1500 WEST

Mr. Daily noted that this is part of the Tullis Development up by the Cinedome and stated that Mr. Hayward plans to continue the office development. He stated that the property is zoned CP-3 and the concept has gone before the RDA Board and received favorable approval for the use but the Board still has questions pertaining to the road that will eventually connect to Ritter Drive. A general discussion was held on the placement of the road. Chairman Farr asked what type of building was planned for the project. Mr. Hayward stated that the buildings are similar to the Boyer building on Ritter Drive and Freeway Park Drive only single level. He displayed pictures of two types of buildings and stated that construction cost will dictate the type of building. Mr. Hayward noted that the same landscaper will be used that did the current office buildings in the area and a walking park with a BBQ pit is planned. He continued to note that they plan to save many trees to keep the picturesque park atmosphere. Commissioner Hunt asked how many buildings would be built. Mr. Hayward

stated that there are three currently there and he will build three new buildings from 1500 West with a total of six in the area. Commissioner Stevens asked if the current three building were Mr. Hayward's development. Mr. Hayward noted that he was not involved with the development and indicated that his desire is to do something nicer than what is currently there. Commissioner Tanner asked if he was extending the road 1500 West but not taking it all the way through to Ritter Drive. Mr. Hayward noted the road will be extended to his property line. Chairman Farr asked for a consensus from the Planning Commission. Each Planning Commissioner approved the conceptual site plan and encouraged Mr. Hayward to continue with a preliminary site plan.

#### **4. CONSIDERATION OF A SINGLE LOT SUBDIVISION IN AN A-1/AGRICULTURAL ZONE, LOCATED APPROXIMATELY 1213 WEST RITTER DRIVE**

Mr. Daily stated that the property is zoned A-1/Agriculture and noted that based on the small lot ordinance it meets all requirements. Mr. Howard Dickson, property owner, stated that he had the property surveyed to insure that they met all sq ft requirements of the ordinance and will keep the property in the A-1 zone. Commissioner Tanner asked how he was going to place the house on the property to meet setbacks. Mr. Dickson stated that he is currently working with a contractor to position the house to fit the property. Commissioner Tanner asked if he planned to dig into the hillside. Mr. Dickson stated that he did not. Commissioner Hunt stated that as long as it meets the setback requirements of the zone it meets all requirements. Commissioner Gailey noted that his prime concern was the hillside and stated that he went to the property and discovered there was plenty of room to build away from the hillside.

**Motion:** Commissioner Hunt moved to recommend to City Council approval of the Howard Dickson/Lori Fleming small subdivision located in an A-1 zone, at approximately 1213 West Ritter Drive consisting of 40,200.94 sq ft with the following recommendation that they meet staff requirements to meet setback requirements for the A-1 zone. Commissioner Tanner seconded the motion. The motion passed unanimously.

#### **5. DISCUSSION AND REVIEW OF LIGHT MANUFACTURING/BUSINESS PARK ORDINANCE**

Mrs. Ukena stated that since the General Plan was updated to reflect a Light Manufacturing/Business Park designation it is fitting to have an ordinance to match. She asked if the Planning Commission had changes to make before it was forwarded to the City Council for review. She noted that once the City Council has reviewed the ordinance a Public Hearing will be set to adopt it. Commissioner Tanner stated that with all ordinances the problems arise once it is adopted and the City tries to implement it. She noted that she did not see necessary changes and recommended that they send it to the City Council for review. Commissioner Tanner requested that the Planning Commission see the City Council's comments before the Public Hearing is set. All Planning Commissioners concurred.

**Motion:** Commissioner Tanner moved to recommend to staff to proceed with the Special Use District – Light Manufacturing/Business Park Ordinance as written, send to the City Council for review and receive comments from City Council before the Public Hearing is set. Commissioner Gailey seconded the motion. The motion passed unanimously.

#### **6. DISCRETIONARY BUSINESS**

Commissioner Gailey requested to move from Planning Commissioner to Riverdale City citizen. Mr. Gailey asked about sign placement on personal property without permission. Mr. Daily stated that Mr. Gailey could restrict any sign on the property that he maintains, including that which he owns and does not own, for example; the park strip is owned by the City but is maintained by homeowner behind it and therefore the homeowner can restrict what signs are placed in the park strip. Mr. Daily stated that if Mr. Gailey felt uncomfortable in removing the unwanted signs the City would remove them for him.

**7. ADJOURNMENT**

There being no further business to come before the Planning Commission, Commissioner Stevens moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:50 pm.

Attest:

Approved:

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Marie Alvord,  
Planning Commission Secretary

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Don Farr, Chair