



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 23, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
Norm Searle, Member
Kathy Tanner, Member
Bart Stevens, Member
David Coles, Member

Members Excused:

Allen Miller, Member
Don Hunt, Member

Others Present: Randy Daily, Community Development Director; Marilyn Hansen, City Recorder and approximately four citizens.

1. CALL TO ORDER

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

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Motion: Commissioner Tanner made a motion to approve the Regular minutes of April 25, 2006 and Preplanning and Regular meeting minutes of May 9, 2006, as written and waive the reading of the minutes. Commissioner Coles seconded the motion. The motion passed unanimously.

3. A CONCEPTUAL DISCUSSION OF PROPERTY LOCATED AT 4250 SOUTH 300 WEST

Penny Clemments reported that she is looking to develop the house on this property into a salon and maybe a restaurant. Commissioner Tanner inquired if she was planning on cutting the hill down to the grade of the road access. Ms. Clemments replied no, they want to keep the house visible but will be cutting down trees and try to get the property as level as they can. She noted that they have back access off Shopko but that it will need to be retained. Commissioner Tanner asked where the main entrance will be. Ms. Clemments indicated that they would like their main entrance to be off Shopko. Mr. Daily indicated a traffic study will need to be done as the use of this property has changed and additional traffic will be going in and out onto 300 West. Ms. Clemments noted that the deed gives them access to the Shopko parking lot. Chairman Farr asked if the property to the east would need retaining. Ms. Clemments stated that they will need to retain anything over four feet. Commissioner Tanner inquired about the foot trail that runs

through the back of this property and has been used for children to go to school. Mr. Daily indicated that this is not a deeded right-of-way, but the previous owner put it the stairs to allow the children easy access to the school. A general discussion was held in regard to parking and traffic flow. Chairman Farr discussed that the Planning Commission would entertain a request to re-zone this property from residential to commercial. Mr. Daily explained to Ms. Clemments that she should work on a site plan and see if it will work for a preliminary plan.

4. CONSIDERATION OF A CONDITIONAL USE FOR A UP&L SUBSTATION LOCATED AT APPROXIMATELY 4857 SOUTH 1550 WEST.

Mr. Daily reported that this item had been thoroughly discussed during the pre-planning meeting and that the Planning Commission is clear as to this request. Steve Rush, representing Utah Power & Light, gave a short presentation outlining the needs for the substation at this location. He indicated that they are very happy with the alternate site and feel that it will work well for both UP&L and the community. He explained that this substation would be attractive, yet low maintenance with less need for water by using xeriscape landscaping materials. The footprint of the substation will be 210' x 210' with block walls and landscaping on three sides and chain link fence on the freeway side.

Commissioner Tanner asked if the access point is off of 1550 or 4800. Mr. Rush stated that access will be off 4800. They had originally talked about coming off 1550 but he is indifferent to which way they come into the substation. Commissioner Stevens inquired if additional overhead power lines would be added. Mr. Rush stated that there shouldn't be any additional lines, but the wire size could change as capacity is increasing. A discussion was held in regard to grading and retaining the property. Mr. Rush indicated that their intent is to grade at 4800 and bring that to where Gibby's house is currently at and that they will work with staff on these issues. Commissioner Stevens asked if the rock wall could be placed on all four sides of the property instead of just three. Mr. Rush discussed that they would prefer not to put rock wall along the interstate side, but prefer chain link as this allows them to see into the property and deters intruders. A discussion was held regarding the roads that will be vacated by the County to the City as these roads will no longer be used and are necessary for this project. Chairman Farr inquired about the irrigation lines that run through the property. Mr. Rush explained that it will need to be re-routed so those downstream continue to get their water. Commissioner Tanner asked if any on-site parking would be needed. Mr. Rush stated that no parking is needed as they open the gate and drive into the substation. Commissioner Stevens asked what the timeline is for UP&L to get this substation up and running. Mr. Rush stated that the in-service date is June 1, 2007. He indicated that they are currently forty-five days behind schedule as they spent longer on the property search than they had planned.

Commissioner Tanner asked if the Planning Commission feels that the conditions included in the packet are the conditions they want to impose. Mr. Daily read the staff recommendations. They are as follows:

Staff recommends approval of this Conditional Use (A-1 and R-2 zone) with the following Conditions;

- The site is the Don Gibby property and the right of way (1550 West)
- The property is consolidated, recorded as one parcel and the city is given a copy of the recording and legal description
- The site is graded so that the substation sits below the higher plateau to the south
- Provide evidence that a substation is necessary to provide services for the area
- Provide a Geotechnical Report or Soil Study
- Provide evidence that the site will not impose any detriment to the health, safety and general welfare of the citizens of Riverdale City.
- Show that the site will be compatible with and complementary to surrounding uses (present and future)
- Provide details of site improvements to include building design, fencing, weekly maintenance of landscaping with appropriate irrigation, parking, signage, and public utilities and maintain a low profile as to not influence future development in the area.

Mr. Rush indicated that they would agree with these conditions and their intent is to work with staff as they get into the specifics with the engineering.

Motion: Commissioner Tanner moved to recommend the approval of the Conditional Use Permit for the UP&L Substation located at approximately 4857 South 1550 West with the conditions that have been presented by staff. Commissioner Coles seconded the motion. The motion passed unanimously.

5. DISCRETIONARY BUSINESS

There was no discretionary business.

6. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Searle moved to adjourn the meeting. Commissioner Stevens seconded the motion. The motion passed unanimously.

Attest:

Approved:

Marilyn Hansen
City Recorder

Don Farr, Chair