

**Minutes of the Regular Meeting of the Riverdale Planning Commission held Tuesday, May 24, 2005 at 6:30 p.m. at the Riverdale Civic Center.**

Members Present: Greg Limburg, Chair  
Brent Coleman  
Kathy Eskelsen  
Don Farr  
Don Hunt  
Allen Miller

Members Excused: Kathy Tanner

Others Present: Randy Daily, Community Development Administrator  
Jan Ukena, City Planner  
Nancy Brough, City Councilmember  
Steve Brooks, City Attorney  
Michelle Douglas, Planning Commission Secretary  
Rick Thomas                      Wayne Belka                      Lorie Randall

Chair Limburg called the meeting to order and welcomed all those in attendance. He excused Commissioner Tanner and acknowledged that all other members were in attendance and welcomed Staff.

**Consideration of Minutes**

**There were no minutes for approval at this time.**

**Rezone Request for property located at approximately 5100 South Weber River Drive from A-1 to R-1-8 (27.39 acres) and A-1 to C-3 (40.35 acres)**

Mr. Rick Thomas and Wayne Belka, Unity Enterprises, were present at the meeting to discuss the proposed rezone of the property located at approximately 5100 South Weber River Drive. The property actually consists of approximately 90 acres and is currently zoned A-1 (agriculture). It has been discussed that Unity Enterprises, in conjunction with their proposed rezone and overall site plan approval process would donate approximately 25 acres of property to the Riverdale City for the City's trail system and the property would remain A-1.

Prior to any Discussion, Mr. Rick Thomas and Wayne Belka presented the Planning Commission with a PowerPoint presentation outlining their proposed rezone and conceptual idea for the property in question.

It was explained that the original rezone request was for 27.39 acres in the R-1-8 (residential) zone, 40.35 acres in the C-3 (regional commercial) zone, and 25 acres of property would remain A-1; however, now the petitioners would like to rezone all 67.47 acres of property to C-3, which would allow them the diversity of commercial and residential both in the regional commercial zone. Mr. Thomas explained the layout of the site, and how they would integrate both commercial and residential uses.

Discussion followed among the Commission members as to what the best zone of the property would be. Mr. Thomas and Belka indicated that Staff had approached them and had indicated to them that a residential zone was not a desirable zone, and it was thought that a commercial zone was more suitable. Mr. Daily suggested if a commercial zone was recommended to the City Council, it would be advisable to recommend that a developer's agreement be utilized in conjunction with the zoning.

It was questioned why the Commission could not utilize the Mixed-Use Zone and inquired if the petitioners were aware, of or interested, in the City's Mixed-Use Zone. Mrs. Ukena explained the Commission could not make a recommendation regarding the Mixed Use Zone because the zone has not yet been adopted by the City Council; the City Council will not even consider the zoning until July 19, 2005. Mr. Thomas inquired about the Mixed-Use Zone. Mrs. Ukena informed Mr. Thomas about the proposed zone; however, she explained that the zone has not yet been adopted by the City Council.

City Attorney Steve Brooks advised Commission if they were not sure about the zoning, they did not have to make a decision on the zoning this evening; they could bring the issue back before the Commission during their next meeting.

The Commission discussed the C-3 zone and the aspects of the zone. The Commission felt the C-3 zone could adequately integrate both commercial and residential uses as long as a developer's agreement was utilized in conjunction with the zoning of the property to control the site and development of the property.

It was noted by Staff that a straight C-3 zone is too imposing for the site and a lesser zone would be more desirable or even a Planned Commercial Zone would be better way to go.

**Motion:** Commission Hunt moved to recommend to the City Council to rezone 67.74 acres of property located at approximately 5100 South Weber River Drive from A-1 to C-3 with the condition that a developer's agreement be utilized in conjunction with the rezone of the property to control the site plan and development of the property. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

#### **Review of Proposed Mixed-Use Ordinance as revised by the City Council**

Mrs. Ukena informed that Planning Commission that the City Council reviewed the mixed-use ordinance on May, 17, 2005, and the City Council minutes were enclosed in the Planning Commission's informational packet for their review.

Mrs. Ukena explained that the City Council reviewed the draft ordinance that the Planning Commission forwarded to the City Council on April 26, 2005, and the City Council made several amendments to the draft ordinance, which in her opinion gives the City more control over development in the mixed-use zone.

Finally, Mrs. Ukena noted that the City Council will conduct a public hearing to consider amending Title 10, specifically adding a new Chapter Mixed-Use Zone on July 19, 2005.

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With no further business to come before the Commission at this time, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:25 p.m.

Attest:

Approved: July 26, 2005

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Michelle Douglas  
Planning Commission Secretary

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Greg Limburg  
Chair