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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 13, 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  
David Coles, Member  
Allen Miller, Member  
Don Hunt, Member

Members Excused:

Bart Stevens, Member

Others Present: Jan Ukena, City Planner; Marie Alvord, Planning Commission Secretary and approximately six citizens.

## 1. CALL TO ORDER

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

## 2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

**Motion:** Commissioner Tanner made a motion to approve the Preplanning and Regular meeting minutes of May 23, 2006, as written and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

## 3. HOME OCCUPATION

### a. Gage Lynn Wheeler, C.D.L. Testing, 1560 West Ritter Drive

Mr. Gage Lynn Wheeler was present at the meeting to discuss a conditional use permit for a home occupation business license for a commercial drivers license testing service.

Mr. Wheeler explained that he is a third party tester for Commercial Drivers Licenses. He has worked for the State Board of Education but will no longer be funded therefore; he will need to be based out of his home.

**Motion:** Commissioner Hunt moved to grant the conditional use permit for a home occupation located at 1560 West Ritter Drive for Mr. Wheeler, C.D.L. Testing, as requested. Commissioner Coles seconded the motion. The motion passed unanimously.

**b. Justin Hart, Cypress Landscapes, 832 West 4200 South**

Mr. Justin Hart was present at the meeting to discuss a conditional use permit for a home occupation business license for a landscaping service.

Mr. Hart informed the Commission that he will offer a specialized service in sprinklers and decorative concrete. Commissioner Tanner asked Mr. Hart where he plans to keep his trailer and other materials. Mr. Hart commented that he will keep them in the driveway and not on the street. Commissioner Miller asked if he will have any employees. Hunt informed them that he will not. Chairman Farr noted that if he were to have employees that they are not allowed to meet at the home. They must meet at the job site.

**Motion:** Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 832 West 4200 South for Mr. Hart, Cypress Landscapes, as requested. Commissioner Miller seconded the motion. The motion passed unanimously.

**c. Mark L. and Jean Hansen, Juice Dispensing System LC, 1314 West 5450 South**

Mr. Mark L. Hansen was present at the meeting to discuss a conditional use permit for a home occupation business license for a juice dispensing system service.

Mr. Hansen explained that this is a frozen juice counter top dispensing machine. He said that the product is stored in Salt Lake City and the home will be used for paperwork.

**Motion:** Commissioner Miller moved to grant the conditional use permit for a home occupation located at 1314 West 5450 South for Mr. Hansen, Juice Dispensing System LC, as requested. Commissioner Searle seconded the motion. The motion passed unanimously.

Item Number 6 was discussed at this point

**DISCUSSION AND REVIEW OF PRELIMINARY SITE PLAN FOR BOYER'S 550 WEST DEVELOPMENT AT APPROXIMATELY 4181 SOUTH RIVERDALE ROAD**

The Boyer Company representative Mr. Brad Galvez discussed the history of this project and the many different site plans considered and the current site plan. Landscape will be at 19.64% including both landscape and decorative hardscape, that Boyer will maintain. There will be three access points off Riverdale Road, including the current Subway access, a new access at 550 West with a traffic light and a partial entrance on the south side. Commissioner Hunt inquired as to where the transmission shop and Sound Warehouse fit into this plan. Mr. Galvez explained that this is where the development's road (550 West) is planned to go through. There is some ground contamination due to an underground storage tank. The tank will be closed and soil removal and clean up will be preformed. A discussion was held on set backs, parking, and signage.

Commissioner Tanner asked if the Planning Commission feels that the conditions included in the packet are the conditions they want to impose. She read the staff recommendations (Attachment A):

- Consolidate parcels, record with the County and provide a copy of the recorded plat to the City. Clarify JC Penny property. Clarify Boyer's property (project area including right of ways dedicated to Riverdale City.)
- Rezone property C-3 per the General Plan.
- Clarify issues by the Subway, show property line, show Riverdale II (Best Buy area) property line, provide information for cross access and shared parking.
- Provide Geotechnical Report.
- Provide written approval from UDOT on access points from Riverdale Road.
- Provide written approval from Fire Department, Public Utilities, and the City Engineer.
- Complete a Development Agreement for setbacks, landscaping percentage, parking and signage.
- Provide color elevations of buildings.
- Provide a Materials and Color Board.

Commissioner Miller requested Boyer to provide written documentation of soil cleanup and closing of the underground storage tank pertaining to the soil contamination in the Lelis area.

**Motion:** Commissioner Hunt moved to recommend the approval of the preliminary site plan for Boyer's 550 West development at approximately 4181 South Riverdale Road with the conditions that have been presented by staff and planning commission members. Commissioner Tanner seconded the motion. The motion passed unanimously.

#### **4. DISCUSSION AND REVIEW OF PROPOSED SIGN ORDINANCE**

Mrs. Ukena opened the discussion and review of the proposed sign ordinance. Commissioner Searle informed Mrs. Ukena that the definition of a Pylon Sign was not included in the definitions on the ordinance. He requested that it be added. Commissioner Tanner also noted that the Exempt Sign from permits was vague and needed some clarification. She requested that murals be taken out of exempt and be added elsewhere in the ordinance. Commissioner Miller and Commissioner Hunt concurred. Mrs. Ukena will revise the ordinance as discussed and submit the ordinance to City Attorney Brooks for further review.

#### **5. DISCUSSION ON PRUD ORDINANCE**

Chairman Farr stated that the Commission would like to view other City's PRUD Ordinances, in particular North Ogden City's. Mrs. Ukena encouraged the Commission to look to Development Agreements in lieu of PRUD Ordinance. General discussion was held in regard to: parking with in PRUD's, guest-parking requirements, utilities, lot size, square footage, and training on development agreements. Commissioner Tanner and Commissioner Hunt requested a checklist of important information and criteria included in development agreements.

#### **6. DISCUSSION AND REVIEW OF PRELIMINARY SITE PLAN FOR BOYER'S 550**

**WEST DEVELOPMENT AT APPROXIMATELY 4181 SOUTH RIVERDALE ROAD**

This was held earlier in the meeting.

**7. DISCRETIONARY BUSINESS**

**a. June 27 Planning Commission Meeting Cancelled due to County Primary & School Bond Election held in CC Chambers**

Mrs. Ukena informed the Commissioners that the June 27, 2006 Planning Commission Meeting had been cancelled.

Chairman Farr requested:

- Update on Utah Power and Light Substation
- Investigate final approval for home off of Ritter Drive, Kord Cutrubus
- Paint Fire Hydrants
- Update on Unity
- Update on Classic Water Slides

Commissioner Tanner:

- Mentioned progression with Arby's
- Requested an update on 300 West

There being no further business to come before the Planning Commission, Commissioner Miller moved to adjourn the meeting. Commissioner Coles seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:04 pm.

Attest:

Approved:

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Marie Alvord,  
Planning Commission Secretary

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Don Farr, Chair