



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 26, 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
Allen Miller, Member
Norm Searle, Member
Bart Stevens, Member
Kathy Tanner, Member

Others Present:

Randy Daily, Community Development Director
Marie Alvord, Planning Commission Secretary
Approximately three (3) Citizens

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that all Planning Commission members were in attendance.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Chairman Farr noted that changes were discussed in the Preplanning Meeting.

Motion: Commissioner Hunt made a motion to approve the Preplanning and Regular meeting minutes of June 12, 2007 as amended in the Preplanning Work Session and waive the reading of the minutes. Commissioner Miller seconded the motion.

Call the Question:

The motion passed unanimously.

3. CONSIDERATION AND APPROVAL OF THE RIVERVIEW MOBILE HOME PARK SITE PLAN AMENDMENT, LOCATED APPROXIMATELY 5648 SOUTH 1150 WEST

Mr. Daily stated that in the RMH zone any variation to the development plan must go before the Planning Commission and City Council for approval. The petitioner is requesting to place ten (10) storage sheds on the property, which are for the use of residents only, not to be rented out to people who do not reside in the Riverview Mobile Home Park. Mr. Stan Sargent stated that currently there are 40 mobile homes in the park and the residents would like a place to store belongings that will not fit under their carport or on their lot, he submitted pictures of the resident's lots to show the need for extra storage. He noted that he plans to bring in ten (10) 10x10 individual storage units that are maintenance free. Commissioner Tanner asked how far the storage units would be to the nearest fire hydrant. Mr. Sargent noted 120 ft at the most. A general discussion was held on fire vehicle access to the sheds, power availability, and lighting.

Motion: Commissioner Tanner made a motion to recommend to the City Council approval of the request to amend the site plan at Riverview Mobile Home Park located approximately at 5648 South 1150 West for ten (10) storage sheds for the use by residents only, with the condition of approval of the Fire Department. Commissioner Miller seconded the motion.

Call the Question:

The motion passed unanimously.

4. CONSIDERATION AND APPROVAL OF THE HAYWARD BUSINESS PARK SUBDIVISION PRELIMINARY SITE PLAN, LOCATED APPROXIMATELY 1500 WEST 5175 SOUTH

Mr. Daily noted that the request is for preliminary site plan approval. He stated that the setback requirements must be addressed; in his opinion, the site plan meets the requirements for the building furthest south because the land adjacent is used as agricultural and not residential with barns and stables located on the property and vegetation separating the properties. It was noted that buildings B and C would require a variance from the Board of Adjustments to approve proposed setbacks along with a Developer's Agreement to show what setbacks have been approved. Chairman Farr asked where the sewer, water, and storm drain lines run. Mr. Daily noted that the water line runs on the east side of 1500 West and on the south side of 5175 South, the sanitary sewer line on the west side of 1500 West. Commissioner Tanner asked why the preliminary site plan changed drastically from the conceptual for building F. Mr. Brant Hayward, petitioner, stated that originally the proposal was for an office warehouse type development and he felt that it would be better for the neighborhood to change it to an office building use so big trucks would not be driving through residential neighborhoods. Since the use was changed, there was no longer the need for drive space next to the building. A general discussion was held about the following items:

- Lighting – a photometric plan was requested
- Dumpster placement – noted that the dumpster must be screened with the same type of materials as the building and needs to be shown on the final site plan
- Trail construction and placement – planned to be a dirt trail in a wooded area
- Fencing between residential area and the development – 6 ft vinyl
- Architecture of the building – brick or stone on bottom and the rest stucco, one story but look like two do to the high windows
- Signage – monument type on corner of each building, City staff will forward sign ordinance to the petitioner

Motion: Commissioner Miller made a motion to approve the preliminary site plan for the Hayward Business Park Subdivision, located approximately 1500 West 5175 South with the following stipulations: approval from the Board of Adjustments for the setbacks on Buildings B and C from 50 ft to 35 ft, provide lighting, dumpster, and signage plans. Commissioner Hunt seconded the motion.

Call the Question:

The motion passed unanimously

5. DISCRETIONARY BUSINESS

There was no discretionary business at this time.

6. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Tanner moved to adjourn the meeting. Commissioner Miller seconded the motion.

Call the Question:

The motion passed unanimously. The meeting was adjourned at 7:15 pm.

Attest:

Marie Alvord,
Planning Commission Secretary

Approved:

Don Farr, Chair