

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **June 28, 2005** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Don Farr, Vice Chair  
Brent Coleman  
Kathy Eskelsen  
Don Hunt  
Kathy Tanner

Members Excused: Greg Limburg, Chair  
Allen Miller

Others Present: Jan Ukena, City Planner  
Michelle Douglas, Planning Commission Secretary  
Alvaro Contreras Mrs. Alvaro Contreras Jennifer Miller  
Representative 1, Destiny Enterprises & Representative 2, Destiny  
Enterprises

Vice-Chair Farr called the meeting to order and welcomed all those in attendance. He excused Commissioners Limburg and Miller, acknowledged that all other members were in attendance, and welcomed Staff.

#### **Conditional Use Permit / Home Occupation Application**

##### **Jamilyn Richards - Doodles for Decorating**

Ms. Richards was not present at the meeting; no action was taken.

##### **Brooks Dow - Doodles for Decorating**

Ms. Dow was not present at the meeting; no action was taken.

##### **Jennifer Miller - Daycare**

Ms. Jennifer Miller was present at the meeting to discuss her conditional use permit for a home occupation business license for providing home daycare services. Ms. Miller lives in an R-2 zone, and she owns the home.

Ms. Miller informed the Commission that she would like to provide daycare service, and the daycare service she would provide would take in a few children from Hill Air Force Base. It was inquired if Ms. Miller's yard is enclosed with a fence because the ordinance requires that 25 percent of her yard to be fenced. Ms. Miller indicated that at least half of her yard is fenced with a gate.

It was questioned what type of supplies she would have in conjunction with her home daycare. Ms. Miller stated that she would have cribs and general home furniture for a daycare, such as bookshelves. She went on to say it would be a few more months until she starts her operation because she still needs to get some of her supplies.

Commissioner Hunt asked if Ms. Miller would get a fire inspection and finish the rest of her paperwork to get her State Certificate for a home daycare with the State of Utah. Ms. Miller explained the Fire Department wanted her to come to the Planning Commission first, and then they

will come and do her fire inspection, and the State requires that she gets her business license first before they will finish processing her paperwork.

**Motion** Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 3748 South 650 West for Jennifer Miller, Daycare, with the condition of fire department approval, as requested. Commissioner Eskelsen seconded the motion. The motion passed unanimously

**Conditional Use Permit located at 5460 South Weber Drive (Schneider's Riverside Golf Club - 9<sup>th</sup> Hole) for a "Snow-Shack" - temporary, portable building - located in an O-1 zone**

Mrs. Alvaro Contreras was present at the meeting to discuss the conditional use permit for a temporary, portable building located in an O-1 zone, which would be located on the Schneider's Riverside Golf Club. The temporary, portable building would be a snow shack and it would be placed on the 9<sup>th</sup> hole of the golf course.

Mrs. Contreras explained the "Snow Shack" is almost identical to a Snowy Shack, which was approved last year on the Nickelcade property. Commissioner Farr pointed out that the Commission received an amended conditional use permit application with Ernie Schneider's signature giving the petitioner the property owner's permission to utilize the property and the restroom facilities.

**Motion** Commissioner Hunt moved to recommend to the City Council approval of the conditional use permit located at 5460 South Weber Drive, Schneider's Riverside Golf Club, and the use of a temporary portable building for a snow shack in an O-1 zone as proposed. Commissioner Coleman seconded the motion. The motion passed unanimously.

**Final Site Plan located at 4101 South Riverdale Road - Destiny Enterprises (Chevron Station) located in a C-3 zone**

Representatives for Destiny Enterprises were present at the meeting to discuss the final site plan for the proposed rebuilt of the Chevron Station located at 4104 South Riverdale Road. The proposed site is in a C-3 zone; consists of 1.057 acres; is located in the newly adopted 550 West Redevelopment Area; and is located on the corner of Riverdale Road and 300 West.

Discussion followed regarding landscaping of the proposed site. Commissioner Tanner questioned the ratio of landscaping: what exactly "proposed decorative landscaping" is; and the ability of the petitioner to be able to count stamped concrete as landscaping in parking areas.

Destiny Enterprises indicated that the stamped concrete was not technically in the parking area; it was a three to four-foot apron area around the building area and fuel canopy area as well. It was noted that the total stamped concrete was 1,665 square feet. It was pointed out that there would be flower planters around the canopy too, which is not shown on the site plan. Commissioner Tanner stated that she does not know, in her opinion, if stamped concrete in parking areas is landscaping. Destiny Enterprises indicated that they were led to believe the stamped concrete would be acceptable as landscaping.

Commissioner Tanner pointed out that the site plan refers to proposed decorative landscaped areas. She requested that the petitioner point those areas out. Destiny Enterprises' representatives

noted that the green areas are grass, and the major green area fronts Riverdale Road (toward 300 West). They went on to explain that they are utilizing cobble rock, which is a river rock in conjunction with the retaining wall that will be a brown and red brick. Commissioner Tanner inquired if there is another rock they could utilize that would be more complimentary with their site plan than river rock. The representative clarified that they would be utilizing a three to four-inch river rock - not the crushed rock he believes Commissioner Tanner is envisioning. Mrs. Ukena added that she believes the river rock will be complimentary to the style of the building as well. She went on to say she thinks the style of the building is similar to the Riverdale Olive Garden.

At this time, Mrs. Ukena presented the Commission with a Mylar-size sketch of the proposed building.

Commissioner Tanner stated that she did not see any trees or anything soft in the proposed landscape plan. Commissioner Tanner pointed out everything that is "green" will be eliminated when UDOT comes through and widens the road. Mrs. Ukena explained the plan is a decorative Xeriscape landscape plan. Mrs. Ukena informed the Commission that the City's ordinance does not give any percentages of what can and cannot be utilized. Commissioner Tanner stated that she would like to see a little bit more softening up. Destiny Enterprises' representative indicated that he told the owner that a spiral tree would look good by the building entrance.

Mrs. Ukena said we are looking at a blighted piece of property and the City Council is very much in favor of getting the property cleaned up as long as the site plan meets the intent of the City's ordinance.

It noted that there would be several access points eliminated on the site. There are currently two access points on Riverdale Road and one will be eliminated. There are currently four access points on 300 West and two will be eliminated.

Commissioner Farr questioned if the site plan shows a catch basin. It was indicated that the catch basin is piped and boxed underground. In the future, when UDOT proceeds with widening Riverdale Road, the catch basin will not be affected.

It was inquired what the canopy will look like. It was explained that the canopy would be a standard Chevron canopy, which is blue, white and grey. Destiny Enterprises' representatives went on to say they discussed doing a stone canopy; however, the owners/Chevron has not gotten back with them on that. They went on to explain unless you own three or more Chevron stores, you are not allowed much variation from Chevron's prototype.

Discussion followed regarding signage. It was explained that the sign would be a standard Chevron sign with the addition of advertisement for an Italian kitchen. The sign will be approximately 35-foot high and it will sit back further than the original sign; it will sit back where the old canopy was.

**Motion** Commissioner Hunt moved to recommend to the City Council final site plan for Destiny Enterprises located at 4103 South Riverdale Road for a Chevron Station with the following conditions: 1) the petitioner receive written approvals from UDOT on new approach and abandoning existing approach on Riverdale Road; 2) the petitioner provide the City with a copy of the properties being combined into one parcel, along with the legal description, and

have it recorded with the County Recorder's Office; and 3) provide the City with written information on traffic flow for the trucks delivering fuel. Commissioner Coleman seconded the motion. The motion passed unanimously.

**Proposed General Plan Comprehensive Amendments**

Mrs. Ukena went over the proposed amendments for the City's General Plan, and she clarified what the Commission discussed in previous meetings for the areas. In the Office Park area, the Commission and Mrs. Ukena discussed utilizing the proposed Mixed-Use Zoning designation. In the Cinedome Area, the Commission and Mrs. Ukena discussed utilizing the proposed Mixed-Use Zoning designation. In the "Gibby Property" Area, the Commission and Mrs. Ukena discussed utilizing the proposed Mixed-Use Zoning designation. In the 550 West Area, the Commission and Mrs. Ukena discussed utilizing the C-3 Zoning designation. In the 700 West Area - between 700 West and 900 West and between 4400 South and 4450 South, the Commission and Mrs. Ukena discussed utilizing the proposed Mixed-Use Zoning designation; however, the City Council made a recommendation of utilizing a mixture of commercial and residential. In addition, in the same before mentioned area, the owners of the "Mitchell Property" want to utilize a commercial designation on the 4450 South Street side.

Discussion followed regarding the 700 West Area. Commission Tanner stated she thought it was the consensus of the Planning Commission to utilize the proposed Mixed-Use Zone (if it were adopted by the City Council). Mrs. Ukena indicated it is; however, the City Council made a recommendation to utilize the commercial and residential zoning. Commissioner Tanner said our recommendation is Mixed-Use. Commissioner Farr reminded everyone of the demarcation line the City Council set (north of the line is residential to 4400 South and south of the line is commercial to 4450 South). Mrs. Ukena indicated that to some individuals the Mixed-Use Zone would be a "down-zone". She went on to say she thought a mixture of residential and commercial in the 700 West Area would be adequate; however, if the Planning Commission wants to send a recommendation of Mixed-Use to the City Council, they can.

**Schedule a Public Hearing for Proposed General Plan Comprehensive Amendments**

**Motion** Commissioner Tanner moved to recommend for the Planning Commission to set a public hearing on August 9, 2005, to consider Proposed General Plan Comprehensive Amendments. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

With no further business to come before the Commission at this time, Commissioner Tanner moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:30 p.m.

Attest:

Approved: July 26, 2005

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Michelle Douglas  
Planning Commission Secretary

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Greg Limburg  
Chair