



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 11, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
Don Hunt, Member
Allen Miller, Member
Norm Searle, Member
Bart Stevens, Member
Kathy Tanner, Member

Members Excused:

David Coles, Member

Others Present:

Jan Ukena, City Planner;
Steve Brooks, City Attorney
Marie Alvord, Planning Commission Secretary
Approximately ten citizens

1. CALL TO ORDER

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

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Motion: Commissioner Hunt made a motion to approve the Preplanning and Regular meeting minutes of June 13, 2006, as written and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

3. PUBLIC HEARING FOR REZONE OF THE KREY SUBDIVISION FROM A-1 TO R-1-6, 5188 SOUTH 1150 WEST.

Chairman Farr opened the Public Hearing for Rezone of the Krey Subdivision from A-1 to R-1-6. There was no public comment given.

Motion: Commissioner Tanner made a motion to close the Public Hearing for Rezone of the Krey Subdivision from A-1 to R-1-6. Commissioner Hunt seconded the motion. The motion passed unanimously.

Mrs. Ukena reviewed the current and proposed zones.

Motion: Commissioner Miller made a motion to approve the Rezone of the Krey Subdivision from A-1 to R-1-6, 5188 South 1150 West. Commissioner Tanner seconded the motion. The motion passed unanimously.

4. CONSIDERATION OF AMENDING PRELIMINARY SITE PLAN FOR COMBE FARMS PRUD, APPROXIMATELY 575 WEST 5500 SOUTH.

Mr. Norm Frost reviewed the proposed changes for the Combe Farms PRUD. He informed the Commission that most of the changes are due to the abandoned electrical easements. Chairman Farr inquired as to the vacated easements if the power lines were above or below ground. Mr. Frost informed him that they are above. Commissioner Hunt asked how high the wires are and if they planned to bury the wires. Mr. Frost indicated that they were fourteen (14) feet above ground and expressed concern that the power company would not allow the lines to be buried. Mrs. Ukena stated that the City prefers to have the wires buried and requested a letter from the power company if not possible. Commissioner Tanner noted that 600 West had a lower grading than originally planned. She asked if a new geotech report had been conducted and requested a copy of it. Commissioner Miller questioned lots 11, 12, and 13 as to who will be maintaining the yards. Mrs. Ukena also stated that there was a discrepancy pertaining to maintenance of landscape between a letter sent to the Planning Commission and City Staff and the actual development agreement. The letter states that the association will maintain both front and back yards and the agreement indicates only the front yard will be maintained. The City requests that the association will maintain both the front and back yards for lots 10-16. Commissioner Tanner inquired if Mr. Frost had received the staff recommendations / conditions (Attachment A). Mr. Frost stated that they are currently working to fulfill them and will obtain an updated list from Mrs. Ukena after the meeting.

Motion: Commissioner Tanner moved to recommend the approval of the amended preliminary site plan for Combe Farms PRUD, approximately 575 West 5500 South with the conditions that have been presented by staff and planning commission members. Commissioner Hunt seconded the motion. The motion passed unanimously.

5. CONSIDERATION OF CONCEPTUAL DISCUSSION FOR LES SCHWAB, 627 WEST RIVERDALE ROAD.

Les Schwab representative, Mr. David Gibson led the discussion for the conceptual of the Les Schwab and Ken Garff Nissan complex. Mr. Gibson discussed landscaping, parking, location of bay doors, and type of construction including color and building material for the project.

6. CONSIDERATION OF CONCEPTUAL DISCUSSION OF PROPERTY LOCATED AT APPROXIMATELY 1315 RITTER DRIVE, ALAN ARNOLD.

Mr. Alan Arnold brought two conceptual drawings for the Planning Commission to review. One drawing had the property subdivided into two lots and the other with three lots. Mr. Arnold discussed access points off Ritter Drive, right-of-way issues, and current easement placement.

Mr. Arnold held preference to the three-lot conceptual. Commissioner Searle commented that it was difficult to determine slope and safety issues from the conceptual and requested permission to visit the property. Mr. Arnold consented.

7. DISCRETIONARY BUSINESS

August 8, 2006 Planning Commission meeting will have three Public Hearings; Amendments to Titles five and nineteen of the Riverdale City Municipal Code and a Rezone.

There being no further business to come before the Planning Commission, Commissioner Miller moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:03 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair