

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **July 12, 2005** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Kathy Eskelsen
Don Hunt

Others Present: Jan Ukena, City Planner
Michelle Douglas, Planning Commission Secretary

Chair Limburg called the meeting to order and welcomed all those in attendance. He excused Commissioners Eskelsen and Hunt, 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.

Brooke Dow - Doodles for Decorating

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

Jason & Shannon Cox - Haitian Roots

Mr. and Mrs. Cox were not present at the meeting; no action was taken.

Schedule a Public Hearing for the Proposed Rezone located at approximately 5100 South Weber River Drive for approximately 90 acres

Chair Limburg noted that the petitioners have withdrawn the agenda item by their own volition.

Proposed Amendment to Title 10, Chapter 14, Regulations Application to All Zones, Specifically 10-14-12 Nonresidential Development Landscape Requirements

Chair Limburg indicated that the Commission discussed the landscaping amendments during the preplanning work session. Mrs. Ukena noted that they have; however, they need a recommendation to conduct a public hearing. She went on to say she can see their point of view, but they do need to keep Riverdale City beautiful and pleasing to the eye without comprising their standards.

Mrs. Ukena pointed out that the newer car dealerships look attractive; it is the older ones that do not look as nice. She went on to say there are smaller parcels in the City, and the Commission will have to work with petitioners to get the 20 percent landscaping. Commissioner Tanner expressed concern if these amendments were made, there would be businesses right on the corner. Mrs. Ukena questioned what was wrong with allowing some buildings on the corner and having landscaping

around and behind the building, which could allow for more creativity by the developer and visually pleasing developments to the City.

Chair Limburg stated that his preference is what they have done recently, which is the businesses are not right up on the road. He gave the example of The Olive Garden restaurant and the building sits back away from Riverdale Road.

Commissioner Farr agreed; there are specific developments in the City that are not appealing. If they keep the current ordinance the way it is, they will need to evaluate those developments. He went on to say the City has set certain precedence and eventually those particular developments will go away. His thought was the City could give a variance when needed to help develop those properties.

Mrs. Ukena informed the Commission that their ordinance does not allow them to give variances for landscaping. She noted the proposed amendments is a clean up of the ordinance, and will allow them to do what they have been doing all along. Mrs. Ukena noted that the issue is the parkstrip; the Commission does not want to count the parkstrip as a part of the required 20 percent landscape ratio.

Commissioner Tanner referred to the conceptual site plan that The Boyer Company presented, which is situated between Lowe's and the viaduct. She questioned the discretion of counting all of that parkstrip area and then the State widening Riverdale Road and removing all of the landscaping. She went on to say if they do not calculate the parkstrip, and then it is removed, the site will still have a 20 percent ratio of landscaping.

Mrs. Ukena indicated if the City allows a petitioner to count the parkstrip as a part of their landscape ratio, it gives them incentive to landscape and maintain it.

Commissioner Miller suggested that the ordinance specify that the parkstrip is not included in the 20 percent ratio; however, the property owner has to maintain the parkstrip. The other Commission members agreed with Commissioner Miller's suggestion.

Commissioner Tanner stated in reviewing past developments, she thought that is how they were doing it. They received a site plan, and they went by the site plan they were given. In addition, it was her understanding that the parkstrip was separate.

Mrs. Ukena indicated that she does not have any issues with what the Commission decides; however, they need to get the ordinance to read the way it is being enforced. Commissioner Tanner stated that she likes the idea of it being added into the ordinance that the parkstrip is not included in the 20 percent ratio and the property owner has to maintain the parkstrip.

Motion: Commissioner Miller moved to set a public hearing on August 23, 2005, to consider proposed amendments to Title 10, Chapter 14, Regulations Applicable to All Zones, 10-14-12, specifically Nonresidential Development Landscape Requirements. Commissioner Tanner seconded the motion. The motion passed unanimously.

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With no further business to come before the Commission at this time, Commissioner Tanner moved to adjourn the meeting. Commissioner Coleman seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:57 p.m.

Attest:

Approved: August 23, 2005

Michelle Douglas
Planning Commission Secretary

Don Farr, Chair