



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 08, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
Norm Searle, Member
Bart Stevens, Member
Don Hunt, Member
David Gailey, Member

Members Excused:

Allen Miller, Member
Kathy Tanner, Member

Others Present:

Jan Ukena, City Planner
Steve Brooks, City Attorney
Marie Alvord, Planning Commission Secretary
Scott Brinkman, Sgt. Riverdale Police Department
Jeff Wagner, Walter Scott, Katie Ricks, Norm Frost

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Miller and Commissioner Tanner were excused and welcomed Commissioner Gailey to the Planning Commission.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Motion: Commissioner Hunt made a motion to approve the Preplanning and Regular meeting minutes of July 25, 2006, as written and waive the reading of the minutes. Commissioner Searle seconded the motion. The motion passed unanimously.

3. CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION – AVIS RENT A CAR, 4089 RIVERDALE ROAD.

Mrs. Ukena reviewed the location for this application. She informed the Commission that Boyer Representative Brad Galvez has given approval for the use in the building. She stated that Avis will not be parking the cars in the front parking lot but will have ten (10) parking spaces around

back for the rental cars. She also indicated that this is a proper and good use for this location. Commissioner Stevens asked Mr. Wagner if they planned to have a security fence put up for security. Mr. Wagner stated that they do not, the fleet inventory will not be stored on site, and cars will only be on site if it is scheduled for rental. Commissioner Searle questioned if they will be washing the cars on site. Mr. Wagner informed the Commission that the cars will be washed off site with the exception of window cleaning and spot vacuuming.

Motion: Commissioner Searle made a motion to approve the Conditional Use Permit for Avis Rent a Car, 4089 Riverdale Road. Commissioner Hunt questioned the motion if it should include the ten (10) parking space stipulation.

Commissioner Searle made a motion to approve the Conditional Use Permit for Avis Rent a Car, 4089 Riverdale Road with the condition of ten (10) parking space maximum. Commissioner Hunt seconded the motion. The motion passed unanimously.

4. PUBLIC HEARING: CONSIDERATION OF AMENDING TITLE 10, CHAPTER 5, REZONE REQUESTS.

Chairman Farr noted that the Public Hearing was properly noticed in the local newspaper and opened the Public Hearing for public input on the consideration of amending Title 10, Chapter 5, Rezone Requests.

No public comment was given.

Motion: Commissioner Hunt moved to close the public hearing. Commissioner Searle seconded the motion. The motion passed unanimously.

Mrs. Ukena reviewed the changes to the ordinance.

- City will post rezone notice on property
- Applicant will supply the City with labels of all property owner addresses within 500 feet of proposed rezone property
- Other changes to comply with State Law

Motion: Commissioner Hunt moved to make a favorable recommendation to the City Council to approve the amendments of Title 10, Chapter 5, Rezone Requests. Commissioner Searle seconded the motion. The motion passed unanimously.

5. PUBLIC HEARING: CONSIDERATION OF AMENDING TITLE 10, CHAPTER 13(F), SPECIAL USE DISTRICTS, SPECIFICALLY: HILLSIDE.

Chairman Farr noted that the Public Hearing was properly noticed in the local newspaper and opened the Public Hearing for public input on the consideration of amending Title 10, Chapter 13(F), Special Use Districts, Specifically: Hillside.

No public comment was given.

Motion: Commissioner Hunt moved to close the public hearing. Commissioner Stevens seconded the motion. The motion passed unanimously.

Mrs. Ukena reviewed the changes made to the ordinance.

- Slope greater than twenty percent (20%) development will not be allowed
- Slope less than twenty percent (20%) development may be considered with City Engineer and Geotechnical reports with the allowance of second opinions
- All Engineering requirements must be completed prior to primary sit approval

Commissioner Stevens inquired as to where the twenty percent (20%) grade was determined. Mrs. Ukena stated that in the previously a study / survey was conducted for the City.

Motion: Commissioner Searle moved to make a favorable recommendation to the City Council to approve the amendments of Title 10, Chapter 13(F), Special Use Districts, Specifically: Hillside. Commissioner Hunt seconded the motion. The motion passed unanimously.

6. PUBLIC HEARING: CONSIDERATION OF AMENDING TITLE 10, CHAPTER 19, CONDITIONAL USES.

Chairman Farr noted that the Public Hearing was properly noticed in the local newspaper and opened the Public Hearing for public input on the consideration of amending Title 10, Chapter 19, Conditional Uses.

No public comment was given.

Motion: Commissioner Searle moved to close the public hearing. Commissioner Stevens seconded the motion. The motion passed unanimously.

Mrs. Ukena reviewed changes to the ordinance and informed the Commission that these changes were made to bring the City's ordinances into compliance and to mirror State Law.

- Applications will be processed through the Community Development Department
- Staff will approve applications for structures already in existence
- New structures and high profile applications will be brought before the Planning Commission
- Filing an appeal of the Planning Commission's decision must be made to the City Council with in ten (10) calendar days

Chairman Farr requested that Mrs. Ukena double check the appeal timetable and to make sure it is ten days and not thirty. Commissioner Hunt asked if the conditional use items are listed with the mixed-use areas and inquired if they can impose further conditions upon the conditional use applicants. Mrs. Ukena informed him that with in City ordinance conditional use items are specifically listed and that they as the Planning Commission may impose further regulations.

Motion: Commissioner Hunt moved to make a favorable recommendation to the City

Council to approve the amendments of Title 10, Chapter 19, Conditional Uses. Commissioner Searle seconded the motion. The motion passed unanimously.

7. CONSIDERATION OF THE PRELIMINARY SITE PLAN FOR KREY SUBDIVISION, LOCATED APPROXIMATELY 5188 SOUTH 1150 WEST.

This Item was discussed after Item 8: Consideration of Amending Preliminary Site Plan for Combe Farms PRUD, Approximately Located at 575 West and 5500 South.

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

Mrs. Ukena discussed changes made to the preliminary site plan for Combe Farms PRUD. She noted that the power line abandonment has been completed and the lines will now be buried. Since the lines will be buried, it opened up room for another lot in the PRUD and moved the open space to different areas within the development. Mrs. Ukena recommended approval of the amendments. Commissioner Hunt inquired Mr. Frost as to the height and construction of the wall within the development. Mr. Frost informed the Commission that he believes but is uncertain that the tallest point of the wall would be twenty-one (21) feet and will be constructed of engineered block similar to that of Costco's. Chairman Farr asked if Mr. Frost will be coming back for a final approval of the site plan. Mr. Frost indicated that he would come back for the final once all City staff and Planning Commission concerns and requirements have been satisfied. Commissioner Hunt then read to Mr. Frost all the stipulations (Attachment A) that must be met before final approval of the site plan.

Stipulations:

- All requirements from the Planning Commission and City Council motions for the PRUD are completed
- Bury power lines in the northern easement (remove all overhead lines)
- Provide letter from Geotechnical Engineer (Mr. Jay Yahne) that approves the 125' setback for footings and foundations can be modified per the cut of the road (600 West)
- Provide written documentation of approvals from City Engineering, Public Utilities, and Fire Department.
 - Not limited to but including road improvements in front of the Combe homes
 - Moving water meter to Combe's front yard
 - City Council approval of sewer line service issues with Washington Terrace (50/50 split? Wheeling charges? Sewer connection fees.)
 - Recorded easement for sewer line and road to access manholes and line
 - Recorded easement for storm water line and road access
 - Recorded easement of detention pond, with location approved by the public works director and a geotechnical engineering, for safety concerns of hill slippage from saturated soils
 - Written approval of storm water moving onto Unity property
 - City Council approval of any water line easement changes made with Washington Terrace (Rohmer Park area)
 - Fire hydrant locations (water pressure)
- Provide written clarification from Geotechnical Engineer that a road could be built in the area of 125' from edge of hill to footing.

- Provide details of open space landscaping, amenities (including the pocket park, gazebo, trail and benches) and fencing of the PRUD
- No date for the Planning Commission agenda will be set until all issues have been provided to staff with time to review the completed changes and proper documentation presented

Chairman Farr asked Mr. Frost if he had a copy of the list of requirements. Mrs. Ukena stated that Mr. Frost will receive a copy after the meeting. Commissioner Searle thanked Mr. Frost for the improvements and his willingness to comply with the Planning Commission's wishes.

Motion: Commissioner Hunt moved to approve the amendment to the preliminary site plan for Combe Farms PRUD, Approximately 575 West and 5500 South with the condition that all terms and conditions presented (Attachment A) be met, along with the elimination of the need for the association to maintain the lots 6-16. Commissioner Stevens seconded the motion. The motion passed unanimously.

7. CONSIDERATION OF THE PRELIMINARY SITE PLAN FOR KREY SUBDIVISION, LOCATED APPROXIMATELY 5188 SOUTH 1150 WEST.

Mrs. Ukena informed the Commission that the area has been rezoned to R-1-6. The applicant is asking for a preliminary site plan approval. Chairman Farr asked if the fire department has approved the site plan. Mrs. Ukena stated that it has passed all departmental checks. A general discussion on sidewalk and park strip issues ensued. It was noted that the new subdivision might cause additional hardship on existing homes in regards to park strip maintenance. Mrs. Ukena suggested that they require the park strip to be completed with stamped concrete thus alleviating the burden of caring for grass or other living shrubbery. Chairman Farr suggested requiring colored stamped concrete in the area where it will affect current residents and suggest extension of the stamped concrete for uniformity.

Motion: Commissioner Searle made a motion to approve the preliminary site plan for Krey Subdivision, located approximately 5188 South 1150 West with the following conditions:

- Provide written approvals from City Engineer and Public Utilities
- Show buildable area on site plan meeting R-1-6 setbacks to be recorded as part of the plat
- Show on lot 5 that has access to 1050 West, that a 30' set back will be maintained as a front yard setback with a maximum 12' driveway allowed and fencing to start at the 30' setback, no accessory structure allowed in the 30' setback and the main building will have the front facing the cul-de-sac. The access off 1050 West is clearly part of the rear yard. These conditions will be recorded as part of the subdivision plat
- Show easement location of the Riverdale Bench Canal
- Developer will provide colored stamped concrete as far back as to where the road starts to curve in the park strip.

Commissioner Hunt seconded the motion. The motion passed unanimously.

9. DISCRETIONARY BUSINESS

Utah League of Cities and Townes (ULCT) will be holding a training on September 13, 2006. All Planning Commission Members are invited to attend.

Commissioner Searle asked to be excused from the August 22, 2006 Planning Commission meeting.

There being no further business to come before the Planning Commission, Commissioner Stevens moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:44 p.m.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair

ATTACHMENT A

RIVERDALE CITY

PLANNING COMMISSION AGENDA

AGENDA ITEM: 8

FOR CONSIDERATION ON: August 08, 2006

SUBJECT: Consideration of Amending Preliminary Site Plan for Combe Farms PRUD, Approximately 575 West and 5500 South.

PETITIONER: Mr. Norm Frost

INFORMATION: Amended Site Plan

STAFF COMMENTS: Norm has been in contact with UP&L and they have agreed to allow him to bury the power line, therefore abandoning there easement on the north (he will need to provide a letter from UP&L stating this). With this change Staff recommends moving the open space between lots 17 and 18 over by lot 10 and include the hill and backs of lots 11,12,13, 14, 15 and 16. This would make maintenance by the association easier and more accessible. Additional parking will also be added here. Lots 6-9 will have approximately a 29 foot retaining wall built on property line making those lots level. (flat).

The open space between lots 24 and 25 will become another lot and additional parking will be added in the open space somewhere by the Combe home.

All other issues previously required would still need to be completed they are:

1. All requirements from the Planning Commission and City Council motions for the PRUD are completed.
- ~~2. Provide letter from UP&L that 30' power easement to the south was abandoned, provided on 06/29/06~~
3. Bury power lines in the northern easement, (remove overhead lines)
4. Provide letter from Geotechnical Engineer (Mr, Jay Yahne) that approves the 125' setback for footings and foundations can be modified per the cut of the road (600 West)
5. Maintenance of the hill behind lots 6 - 16 will be terraced and maintained by the association as landscaping, (no natural landscaping)
- ~~6. The Subdivision of property cannot create non-conforming pieces of property. (The property 070730023, Mr. Ted Combe Family Trust is dividing such that approximately a break off piece of 10' x 20' becomes land lock.) Provided 6/29/06, property ownership is DC Properties (same as four plexes)~~
7. Provide written documentation of approvals from City Engineering, Public Utilities and Fire Department.
 - a. Not limited too but including road improvements in front of the Combe homes
 - b. moving water meter to Combe's front yard
 - c. City Council approval of sewer line service issues with Washington Terrace (50/50 split? wheeling charges?) sewer connection fees
 - d. recorded easement for sewer line and road to access manholes and line
 - e. recorded easement for storm water line and road access
 - f. recorded easement of detention pond, with location approved by the public works director and a geotechnical engineering, for safety concerns of hill slippage from saturated soils
 - g. written approval from Corp of Engineer on metered water going into the wetlands
 - h. written approval of storm water moving onto Unity property
 - i. City Council approvals of any water line easement changes made with Washington Terrace (Rohmer Park area)
 - j. Fire hydrant locations, (water pressure)
8. Provide written clarification from Geotechnical Engineer that a road could be built in the area of 125' from edge of hill to footing.
9. Provide details of open space landscaping, amenities (including the pocket park, gazebo, trail and benches) and fencing of the PRUD
10. No date for the Planning Commission agenda will be set until all issues have been provided to staff with time to review the completed changes and proper documentation presented.