



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 14, 2007** at 5:30 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

Members Excused:

Kathy Tanner, Member

Others Present:

Randy Daily, Community Development Director
Marie Alvord, Planning Commission Secretary

1. CALL TO ORDER

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

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

It was noted that changes were discussed in the preplanning meeting.

Motion: Commissioner Miller made a motion to approve the Preplanning and Regular meeting minutes of July 10, 2007 with the noted corrections and waive the reading of the minutes. Commissioner Stevens seconded the motion.

Call the Question:

The motion passed unanimously.

3. CONCEPT DISCUSSION AND REVIEW OF LOT SUBDIVISION, APPROXIMATELY LOCATED AT 5242 SOUTH 1150 WEST

Mr. Daily noted that this is a concept discussion and will not require a vote but will require that the property is resurveyed. The Andersons will increase their lot size to allow for a garage in the rear yard, the house fronts on 1150 West and backs on 1050 West. The petitioner is looking to the Planning Commission for guidance.

Chairman Farr said that in his opinion the Planning Commission had a good discussion in the preplanning meeting and asked if the Planning Commission was ready to give consensus to move forward with the subdivision. Commissioner Miller stated that in his opinion the petitioner should be able to the garage right up on the property line, treating 1050 West as a back yard. Commissioner Hunt said that he concurs with the recommendation as long as there is not an access onto 1050 West. Chairman Farr noted that the subdivision must conform with all lot size requirements and all other requirements stated within the ordinance and he feels

that the subdivision should be allowed to proceed. Commissioner Stevens noted that he agrees with Commissioner Miller and further stating to utilize the space to the most advantage to prevent the storage of cars or junk behind the structure. Commissioner Searle asked if it would be a safety issues with visibility to allow the structure so close to the property line. Safety issues were discussed concerning visibility from the corner of Ritter Drive and 1050 West. Mr. Daily noted that he will look into the safety issue. Commissioner Gailey stated that the petition is conceptually good. Consensus was given by the Planning Commission to allow the petitioner to go ahead with the subdivision.

4. DISCRETIONARY BUSINESS

Mr. Daily gave a brief update on the storage units, noting that the City has met with Mr. Cummins and Mr. Ellertson. He stated that according to State Law the property is zoned A-1. Commissioner Hunt asked if it was in a holding pattern. Mr. Daily noted that the City Attorney and Mr. Cummin's attorney will be working on the issue and noted that it is in a holding pattern based on Planning Commission involvement. Mr. Gailey asked if any consideration was taken on the letter submitted by Mr. Randy Wilson. Mr. Daily said that Mr. Cummins is looking at value of a commercial property not residential and therefore no consideration was given.

A general discussion was held on the land buffering the proposed storage units and the River Glen Subdivision, along with the General Plan. Mr. Daily said that Mr. Cummins would like the Planning Commission to retract some statements that were made in the meeting. Mr. Daily noted that in the meeting it was stated that the Planning Commission voted to remove storage units as a use from City ordinance; he continued to note that this never happened. City ordinance never had anything that addressed personal storage units; the last time it was discussed was in the 1960's.

Mr. Daily noted that at the next Planning Commission meeting they will be reviewing a site plan amendment for Mr. Don Farr. Mr. Daily said that two offices are almost completed. The proposal is to add two more offices with a pad for a future restaurant and to take out the reception center. Mr. Daily noted that the proposed site plan amendment meets setback requirements, landscape ratios, and percent lot coverage. He pointed out that the number of trees will need to meet ordinance requirements, 88 trees total for the project, 1 tree per every 2500 sq ft. A general discussion was held on parking stall requirements. Mr. Daily requested that the Planning Commission review and become familiar with the Landmark Ordinance for discussion of this item in the next meeting.

5. ADJOURNMENT

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 6:00 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair