



---

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 10, 2006** at 6:30 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  
Kathy Tanner, Member

Others Present:

Jan Ukena, City Planner  
Marie Alvord, Planning Commission Secretary  
Tim Annis, 5188 South 1150 West, Riverdale

**1. CALL TO ORDER**

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that all Planning Commissioners were in attendance.

**2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES**

No comments or questions were made at this time.

**Motion:** Commissioner Hunt made a motion to approve the Preplanning and Regular meeting minutes of September 26, 2006, and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

**3. CONSIDERATION OF APPROVAL FOR THE FINAL SITE PLAN OF THE KREY SUBDIVISION APPROXIMATELY LOCATED 5188 SOUTH 1150 WEST.**

Chairman Farr noted that Mr. Annis was not in attendance at this time and moved to Item 4.

**4. DISCUSSION AND REVIEW OF RIVERDALE CITY MAP TO DETERMINE SUITABLE AREAS FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) AND RESIDENTIAL OVERLAY ZONE (ROZ).**

Mrs. Ukena reviewed the sites city staff recommended for possible PRUD areas and opened the discussion for more possible areas. The following areas are possible PRUD sites given by the Planning Commission.

- Mobile Home Parks (in the event of closure)
  - 5000 South 1050 West
  - 5648 South 1050 West
  - 650 West 4400 South
- Roy Miller Property: 1200 West Ritter Drive
- Howard Colman Property: 1378 West Ritter Drive

- Norma Cragun Property: 4931 South 1700 West
- Motor View Drive-In (in the event of closure): 5368 South 1050 West

**3. CONSIDERATION OF APPROVAL FOR THE FINAL SITE PLAN OF THE KREY SUBDIVISION APPROXIMATELY LOCATED 5188 SOUTH 1150 WEST.**

Mr. Annis noted that they have met all requirements previously imposed upon the subdivision. Chairman Farr inquired if Mr. Annis addressed the colored stamped concrete on the south side of 5200 South where it enters in from 1150 West. Mrs. Ukena noted that the colored stamped concrete was entered as a stipulation, the resident with whom it will affect was pleased with it, and that the stipulation will be recorded on the final plat. Commissioner Tanner asked where the fire hydrant and street lighting will be located. Mrs. Ukena noted on the map (about midway through the subdivision) where the fire hydrant is located and informed the Planning Commission that street lighting has not been determined. Mrs. Ukena indicated that she would follow up with Mr. Moulding, Public Works Director on location and installation of street lighting. Chairman Farr asked if there was a stipulation on lot 5 of the subdivision. Mrs. Ukena informed him that there is and read the stipulation from the site plan map. "Restrictions for Lot 5 are as follows: from 1050 West a 30 foot setback will be maintained as a front yard setback with a maximum 12 foot driveway allowed and fencing to start at the 30 foot setback, no accessory structure allowed in the 30 foot setback and the main building will have the front facing the cul-de-sac."

**Motion:**

Commissioner Tanner moved to approve the final site plan of the Krey Subdivision approximately located 5188 South 1150 West and request staff to follow up on street lighting. Commissioner Miller seconded the motion. The motion passed unanimously.

**5. DISCRETIONARY BUSINESS.**

Mrs. Ukena asked the Planning Commission for feedback on the new format for the staff report and if it was more helpful. It was noted that it seemed more helpful but will need a longer agenda to accurately determine helpfulness.

**6. ADJOURNMENT**

There being no further business to come before the Planning Commission, Commissioner Miller moved to adjourn the meeting. Commissioner Tanner seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:11 p.m.

Attest:

Approved:

\_\_\_\_\_  
Marie Alvord,  
Planning Commission Secretary

\_\_\_\_\_  
Don Farr, Chair