

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **October 12, 2004** at 6:30 p.m. at the Riverdale Civic Center.

Members Present: Greg Limburg, Chair
Brent Coleman
Kathy Eskelsen
Don Farr
Don Hunt
Kathy Tanner

Members Excused: Allen Miller

Others Present: Randy Daily, Community Development Administrator
Jan Ukena, City Planner
Michelle Douglas, Planning Commission Secretary
Diane Baker April Essex Arverd Taylor
Jim Johnson

Chair Limburg called the meeting to order and welcomed all those in attendance. He excused Commissioner Miller, acknowledged that all other members were in attendance, and welcomed Staff.

Consideration of Minutes

Motion Commissioner Hunt moved to approve the minutes of the preplanning work session of August 10, 2004 as proposed; and for approval of the regular meeting of August 10, 2004 as proposed; and to waive the reading. Commissioner Tanner seconded the motion. The motion passed unanimously.

Conditional Use Permit / Home Occupation Application

Macklin Stokes – Stokes Cable

Mr. Stokes was not present at the meeting; no action was taken

Norm Baker – Norm Baker Photography

Mrs. Baker was present at the meeting to discuss Mr. Norm Baker's conditional use application for a home occupation for photography services. Mrs. Baker indicated they would have a small studio for small groups in a portion of their basement. Chair Limburg inquired if the home occupation would create a parking issue. Mrs. Baker replied that it would not; she explained that they would only have one or two cars at the home at a time. She went on to explain that they would only be able to accommodate eight to ten people at a time.

It was questioned how much of the basement would be utilized for the studio. Mrs. Baker informed the Commission that their basement is approximately 20 feet by 40 feet; however, they are only going to utilize the portion of the basement that has the backdrop area. It was inquired if Mr. Baker has a darkroom. Mrs. Baker explained that Mr. Baker does have a darkroom; however, he utilizes it for his only personal use not for his business. Mrs. Baker went on to explain that all of his commercial work is all digital and computer type printer and anything that has to do with hazardous chemicals is sent to a photo lab.

Commissioner Tanner advised Mrs. Bakers that the studio and anything utilized in conjunction with the home occupation could only occupy 25 percent of their dwelling. Mrs. Baker replied that Mr. Baker has a home office and the area in the basement with the backdrop, both of which occupy approximately 15 to 20 percent of the dwelling.

Mr. Daily added as a part of the regulations of the ordinance, Mr. Baker would not be able to utilize any outdoor portion of their home for their business, which includes the yard. Mrs. Baker noted for outdoor shots they usually go to a park. Mr. Daily explained what they are trying to prevent is an impact on the residential zone. He explained if they have an appointment for a portrait for a family with 50 individuals, the City does not want the parking to impact the neighborhood. Mrs. Baker stated if they had anything that big, they would go elsewhere.

Motion Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 1056 West 4200 South for Norm Baker, Norm Baker Photography, as requested. Commissioner Hunt seconded the motion. The motion passed unanimously.

April Essex – SX Essentials

Ms. April Essex was present at the meeting to discuss her conditional use application for a home occupation for salon services. Ms. Essex informed the Commission that she would like a business license specifically for a nail and skin care salon; Ms. Essex is a license nail technician and master esthetician. Ms. Essex informed the Commission that she has a 12-foot-by-12-foot room in the back of her third car garage.

It was inquired what kind of inventory Ms. Essex would have. Ms. Essex explained she would have the normal inventory for nail and skin care. Her skin care line is an all-natural line; therefore, there are no harmful chemicals. She only does gel nails so there are no smells associated with the nails. She went on to explain that her nail table has a vent through it, and she has additional venting with a window and doors.

Mrs. Ukena added that she drove by the site, and Ms. Essex has a separate door to the salon, and it appears as though there is an additional door from the salon to the main dwelling. She went on to say the home has plenty of parking as well.

Motion Commissioner Eskelsen moved to grant the conditional use permit for a home occupation located at 632 West 3600 South for April Essex, SX Essentials, as requested. Commissioner Hunt seconded the motion. The motion passed unanimously.

Discussion and recommendation to the City Council regarding a proposed rezone request for approximately .99 acres of property located at 4304 South Riverdale Road from R-5 (Multi-Family Residential) to C-3 (Regional Commercial) Information

Mr. Jim Johnson representing Ruby River (Sizzling Platter) explained that they acquired the adjacent property to the west, and they would like to utilize the property to provide additional parking. He went on to explain that they have always struggled with adequate parking, and that is why they are here for the rezone request.

Chair Limburg noted that the parcel is currently zoned R-5, and discussing the proposed rezone is the first order of business. He inquired if Staff had any comments regarding the proposed rezone.

Mrs. Ukena stated as far as the rezone, she would recommend the rezone. It is consistent with the adjacent parcel (Ruby River's site); and the little spot zone of R-5 does not do the City any good. Mrs. Ukena added her other recommendation would be once the parcel is rezoned, all of the properties should be combined into one parcel, and that way they could forward it to the City Council. Mrs. Ukena explained as of right now, Ruby River sits on two parcels; with the additional parcel, there would be three parcels. Mrs. Ukena indicated that it would be "house cleaning" to combine all three parcels into one parcel and have one legal description for the entire parcel.

Commissioner Farr inquired if there would be any effect on the sewer system with the residential area above the property in question. Mr. Daily indicated that the sewer system would be discussed during the preliminary site plan review.

Motion: Commission Tanner moved to recommend to the City Council to set a public hearing to rezone the property located at 4304 South Riverdale Road from R-5 to C-3. Commissioner Coleman seconded the motion. The motion passed unanimously.

Preliminary Site Plan Review for Ruby River Parking Lot Extension in the Area of the Rezone Request from R-5 to C-3

Mr. Jim Johnson, representing Ruby River (Sizzling Platter), and Arverd Taylor, Reeves and Associates, were present at the meeting to discuss the preliminary site plan for Ruby River's parking lot extension located at 4304 South Riverdale Road.

Mr. Taylor noted, as you can see, the plan is to expand the parking lot and put in a landscaping buffer 10 feet behind the parking lot. In doing that, an entrance will be eliminated and the approach will be maintained; in addition, landscaping will be added around the building as well.

It was inquired how far east the parking lot would extend into the hillside. Mr. Taylor referred to the diagram; he explained that the parking lot would extend 13 to 14 feet, and there would be a retaining wall incorporated as well. He went on to explain that they plan to utilize a keystone concept, which would allow them to cut into the hillside with a 10 to 12-foot cut utilizing a block fascia so they would have retaining of the hillside. Mr. Taylor acknowledged there would be water issues; they know there are many water issues in the area.

Discussion followed regarding the existing sanitary sewer line and waterline on the east side of the property. Mr. Taylor explained that their plan is to stay away for the sanitary sewer line; their plan is to berm the parking lot up above it, or it will be retained at a 2 to 1 slope. Commissioner Farr stated it was a mess when they put in the line. Mr. Taylor indicated that is why they want to stay away from it. He explained they have completed their geotechnical report, which has been forwarded to Mr. Daily. Mr. Taylor went on to explain that the existing waterline would have to be relocated; it will not be a part of the parking lot. He noted that the waterline will need to be lowered.

Chair Limburg questioned if the site plan was showing an access onto 550 West. Mr. Taylor indicated there is an access onto 550 West and there is an access onto Riverdale Road, which is the only access onto Riverdale Road. Mr. Daily added for UDOT's Access Management policy, UDOT says they do not need anymore than one access. They are complying with UDOT's requirements. Mr. Daily went on to say UDOT has also approved the widening for a signal at 550 West. Mr. Taylor stated that they could have kept their other approach onto Riverdale Road; however, it did not help their internal traffic circulation.

Mr. Daily inquired what would be done with the site's extra snow removal. Mr. Johnson indicated that he would assume it would be pushed to the east, up, and over the top of the berm. Their property goes several feet past the site plan line.

Commissioner Hunt pointed out the ground is so wet in the area; he questioned how they were going to subside it. Commissioner Hunt clarified that he was talking about the ground water in the area. Mr. Taylor proceeded to explain how they planned to decrease the natural ground water. Mr. Taylor explained a process of cutting into the hillside with a retaining wall with a reinforced retaining grid, and then they will put gravel in the bottom, and discharge the water into the storm drain if they have to. Commissioner Farr stated they should be able to stabilize the ground with the proposed method so it does not breakup.

Mr. Taylor questioned if this was the time to address landscaping concepts. Mr. Daily indicated it was. He informed the Commission that the ratio of green space would be higher than the required 20 percent with the hillside.

Mr. Taylor indicated as of now, their plan is to have grass behind the parking area and roadway; Xeriscape around the building and grass in the detention pond.

Mr. Daily informed Mr. Taylor the issue they have is the little strip behind the sidewalk. He questioned if they want grass or some type of decorative material with trees in the parkstrip area. Chair Limburg said that hardscape was a good idea; however, he thought trees in the parkstrip would hide the building and signage. Mr. Daily clarified his suggestion was not large trees but something you would see in a parkstrip.

Mr. Taylor inquired if some type of gravel land cover with several big boulders was acceptable. Mr. Daily indicated they did not want to have anything that would impair one's vision. Mr. Johnson added that he thought gravel would be more maintenance than grass. Mrs. Ukena suggested they utilize the rocks from the 550 West area. Mr. Johnson indicated that they want to keep those up toward the building.

Chair Limburg pointed out that the current landscaping is at 10 percent of the building area now. Mr. Daily explained it is because when Ebenezer's was constructed, there was suppose to be a landscaping strip in the middle of the parking area; however, it was eliminated because it was determined parking was a problem. He went on to say the additional landscaping to the site has to be 20 percent of the new parking area they are presenting. Mrs. Ukena added the hillside is very complimentary to the site.

Mr. Daily informed the Commission and Mr. Taylor that the Fire Department has determined they want the drive isle to stay open for a fire lane so they will be able to move their trucks in

the parking area if the need arises. He added the Police Department is happy with the lay out. Mr. Daily inquired if the site is going to increase its lighting. Mr. Johnson indicated they are putting in a lot of smaller wattage bulbs instead of larger bulbs; he noted is more of a southwestern motif.

Mr. Daily inquired if UDOT is going to require any of Ruby Rivers' frontage. Mr. Johnson indicated they do not know at this point. Mr. Daily stated they were wondering if they were going to hold off on doing any portion of the site. He explained what they do not want is an unfinished product for years to come. However, the Planning Commission can only require you to do what is required.

Mrs. Ukena informed Mr. Taylor when he brings the site plan back for final approval, he needs to make sure all of the property lines are on it because they are abutting residential properties on the backside of the site and they are buffers. She wants to know the slopes of the hillside. She needs a good scale; and finally, she needs the details on the curb. She informed Mr. Taylor that she would like to have the site plan a week prior to the meeting so she can have adequate time to review it and get it cleaned up prior to the meeting.

Mrs. Ukena inquired if the slope on the hillside was over 20 percent. Mr. Taylor indicated that it is; however, he is just cutting into the toe of the hillside.

Discussion followed regarding the entrance off Riverdale Road. Mrs. Ukena indicated that it does not scale out; she noted that it is scaling out at about 24 feet. Mr. Taylor stated that 24 feet seems a little narrow to him; he explained that he was looking at one lane in and one lane out. Mr. Daily explained if a fire truck needed to get it, it would be difficult; he would recommend at least 30 feet.

Mr. Daily informed the Commission that what he has been asked is if the City can lift the red tag so the petitioner can proceed with doing some grading and getting the site cleaned up so they are not held up any further. He clarified that prior to the contractor doing anything, the Commission has to approve the preliminary site plan and the contractor has to contact Mr. Moulding and himself.

Motion Commissioner Farr moved to approve the Preliminary Site Plan located at 4304 South Riverdale Road for Ruby River's Parking Lot Extension with the recommend amendments as noted in the minutes. Commissioner Eskelsen seconded the motion.

Ms. Douglas asked for clarification on the motion; she inquired if the Commission wanted approval for the entire site or for just the extension of the parking lot and if the Commission wanted to recommend that all three parcels become one parcel or remain as three.

Amendment Commissioner Farr moved to amend his motion by approving the entire site plan for all three parcels not just for the extension of the parking lot and to clarify that all three parcels need to become one parcel. Commissioner Eskelsen seconded the amended motion. The motion passed unanimously.

Discretionary Business

There was no discretionary business discussed at this time.

Riverdale Planning Commission
October 12, 2004

With no further business to come before the Commission at this time, Commissioner Hunt moved to adjourn the meeting. Commissioner Tanner seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:25 p.m.

Attest:

Approved: December 14, 2004

Michelle Douglas
Planning Commission Secretary

Greg Limburg
Chair