

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **November 9, 2004**, at 6:30 p.m. at the Riverdale Civic Center.

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

Members Excused: Brent Coleman  
Kathy Eskelsen

Others Present Jan Ukena, City Planner  
Michelle Douglas, Planning Commission Secretary  
James Thompson Mike Argyle Cheri Argyle  
Kevin Crezee

Chair Limburg called the meeting to order and welcomed all those in attendance. He excused Commissioners Coleman and Eskelsen and acknowledged that all other members were in attendance. Chair Limburg went on to say that, the agenda has been amended; he explained that the discussion regarding the hillside property west of 1200 West and Craig Dale Subdivision has been removed.

### **Consideration of Minutes**

Chair Limburg noted that there were no minutes for approval at this time.

### **Conditional Use Permit / Home Occupation Applications**

#### **James Thompson – Thompson Appraisal & Consulting**

Mr. James Thompson was present at the meeting to discuss his conditional use application for a home occupation for appraisal and consulting services. Mr. Thompson informed the Commission that he would like to have a home office. He went on to say he would not have any clientele at the home; he would only utilize the home for paperwork; and he does the appraisals on-site.

**Motion** Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 856 West 4100 South for James Thompson, Thompson Appraisal and Consulting, as requested. Commissioner Miller seconded the motion. The motion passed unanimously.

#### **Michael Argyle – Argyle Arts**

Mr. Michael Argyle was present at the meeting to discuss his conditional use application for a home occupation for art. Mr. Argyle indicated that he would need to amend the name of his business because he has a hobby for woodworking, metalworking and painting as well.

It was inquired what Mr. Argyle's home occupation would entail. Mr. Argyle explained he does some metal sculpting, woodworking and he writes books. He went on to explain that it is mostly a hobby. However, individuals visit his home, and they want to buy his artwork.

Chair Limburg questioned how Mr. Argyle would handle his home occupation as far as where it is produced. Mr. Argyle explained that he has an attached and detached garage. Chair Limburg asked if the detached garage would be utilized. Mr. Argyle indicated that he has some of his tools in the detached garage; however, it is his understanding that he cannot work in it.

It was inquired if Mr. Argyle has a welder. Mr. Argyle indicated that he does have one and the garage does have sheetrock. Chair Limburg referred to Commissioner Miller; he inquired if the garage has to be fire-rated. Commissioner Miller indicated that he believes the garage has to be one-hour fire rated for the welder; however, he does not know what the fire rating is.

It was questioned if Mr. Argyle sells his art at different locations. Mr. Argyle noted in the past, he has gone to art festivals and art galleries. It was asked if his home occupation would create traffic to his home. Mr. Argyle indicated that it would not; he explained that he does not promote or advertise his business.

Commissioner Tanner inquired how much of the garage would be utilized. Mr. Argyle stated that he believes it utilizes approximately 50 percent of his garage. Mr. Argyle was informed the ordinance indicates that 25 percent of the garage may be utilized in conjunction with a home occupation. Commissioner Tanner inquired if it is possible to scale down his usage to only 25 percent. Mr. Argyle stated that he does not think he even meets the fire code. Chair Limburg suggested that he have the Fire Department come out and make an inspection to determine that.

Commissioner Tanner noted the Commission also understands there needs to be a final inspection on the detached garage.

**Motion** Commissioner Tanner moved to deny the conditional use permit for a home occupation located at 856 West 4100 South for Michael Argyle, Argyle Arts, until Mr. Argyle takes care of the fire-rating code issues and obtain a final on the accessory building. Commissioner Miller seconded the motion. The motion passed unanimously.

**Conceptual discussion regarding the Hillside Property west of 1200 West and Craig Dale Subdivision**

The petitioner removed the item from the agenda; no discussion occurred.

**Discretionary Business**

Commissioner Farr expressed concern regarding the properties located between 4450 South and 4400 South. He believes Homer Cutrubs will try to dominate this particular area. Mrs. Ukena indicated that she has heard three different things; she has heard everything from leaving it alone, to housing, to allowing restaurants.

Chair Limburg stated that Mr. Chong said it needed to be condominiums; finally, it ended up being a transitional area, but he questioned what the City is transitioning. He referred to the

corner house and other houses that have been in existence for a long time in the area of 4400 South and 700 West; he questioned why they could not demolish them and widen the area of 4400 South/700 West and solve what to do with that situation and keep the residential atmosphere. He stated that he would hate to see commercial come into that area.

Mrs. Ukena informed the Commission that she would rather see a landscape buffer setback. In addition, a little coffee shop/bakery would be ideal in that area. The area needs a low impact use. She went on to say, she is afraid that what they will see is a restaurant in that area.

Chair Limburg stated what he is afraid of, is that the Planning Commission is afraid of what Commission Farr said.

Mrs. Ukena indicated that area (Riverdale Road and 700 West) is not an ideal spot for commercial; there is no easy way to get in and out. She informed the Commission that she hates to say it, but the ideal business for that location is a car dealership because there is not a huge traffic impact. However, they want to see retail and restaurants; they want something like Merrill's development. She explained that the development will have to provide access from Riverdale Road, 700 West, 4400 South, 4450 South, from 900 West. If they want to go east on Riverdale Road, they will have to go west on 4450 South to 900 West to the traffic signal at Riverdale Road.

Chair Limburg noted there are a lot of different stake holders on the north side of 4450 South. He pointed out a person representing a landowner came in and wanted to know what their property could be zoned so they knew what could be done with the property (Mitchell property). Mrs. Ukena indicated that residential is not a good use for that property; however, a light commercial zone could be a good use. It is not on Riverdale Road so it is not prime commercial. Furthermore, you look at it now, and it is a blighted area. Mrs. Ukena pointed out that residential and commercial always abut, but no one wants to be next to it so you use berms; berms always look better than those big, huge retaining walls.

Chair Limburg stated that he hopes Mrs. Ukena would keep the Commission informed as to what is going on. Mrs. Ukena indicated that when she knows, they would know. She went on to say that she would keep them in the loop all the time. She noted, as an outsider, there appears to be a huge gap between the City Council and the Planning Commission, and she believes they should be working closer together.

With no further business to come before the Commission at this time, Commissioner Hunt moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:00 p.m.

Attest:

Approved: December 14, 2004

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Michelle Douglas  
Planning Commission Secretary

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Greg Limburg  
Chair