



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **November 14, 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
Norm Searle, Member
Kathy Tanner, Member

Members Excused:

Allen Miller, Member
Bart Stevens, Member

Others Present:

Steve Brooks, City Attorney
Jan Ukena, City Planner
Marie Alvord, Planning Commission Secretary
Approximately eleven (11) Citizens

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Miller and Commissioner Stevens were excused from this meeting.

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 October 24, 2006 and waive the reading of the minutes. Commissioner Gailey seconded the motion. The motion passed unanimously.

3. PUBLIC HEARING – AMENDMENT OF THE RIVERDALE ZONING MAP, PROPOSED REZONE APPROXIMATELY 17 ACRES, LOCATED APPROXIMATELY AT 4181 SOUTH RIVERDALE ROAD FROM C-2 (COMMERCIAL) AND M-1 (MANUFACTURING) TO C-3 (COMMERCIAL) WITH A RCP (RETAIL/COMMERCIAL PARK OVERLAY).

Chairman Farr opened the public hearing for public comment. Mr. Brooks, City Attorney noted that it would be wise for staff to review the proposed rezone before the public hearing was opened for public comment. Chairman Farr took note and asked Mrs. Ukena to review the rezone. Mrs. Ukena stated that the new zoning is consistent with Riverdale City's General Plan. Commissioner Tanner asked if the piece of property to be rezoned would later be subdivided. Mrs. Ukena noted that there will be two owners of this property, The Boyer Company and JC Penney.

There being no further questions or comments from the Planning Commission, Chairman Farr opened the Public Hearing for public comment. No comment from the public was given.

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

Commissioner Hunt asked for clarification. He noted that within the RCP zone the setbacks are not set and must be done so within a developer's agreement. Mrs. Ukena stated that is correct and can be found in Title 10, Chapter 13b. Commissioner Hunt noted therefore consistency has been held concerning previous developments and this current development pertaining to setback requirements.

Motion: Commissioner Tanner moved to recommend approval of the amendment to the Riverdale Zoning Map, by rezoning approximately 17 acres, approximately located at 4181 South Riverdale Road from C-2 and M-1 to C-3 with a RCP. Commissioner Searle seconded the motion. The motion passed unanimously.

4. CONSIDERATION OF APPROVAL FOR A CONDITIONAL USE FOR A DUPLEX IN AN R-2 ZONE AT 4537 SOUTH 1150 WEST.

Mrs. Ukena noted that this item was tabled from their previous meeting due to legal questions. She stated that the duplex has met required square footage, frontage, and it is an over/under duplex. The ordinance also states that it must be owner occupied which currently is not met but the applicant is in the process of buying the duplex. Mrs. Ukena stated that if the duplex is not owner occupied the conditional use will not be granted, as per the ordinance. Commissioner Gailey stated that the applicant will be putting a cover over the basement entrance and asked if this was required from the City. Mrs. Ukena noted that it is not a requirement, just something the owner wanted to install. She continued to note that the City will only require an improvement if it concerns life safety. She also stated that the State requires the owner of a home to obtain a licensed contractor to complete the work, owners can only do work on their own personal residence.

Motion: Commissioner Hunt moved to recommend approval for the conditional use application for a duplex located at 4537 South 1150 West with the following conditions met; owner occupied, the guard rail and handrail installed at basement entrance, and building code standards be met which include but are not limited to the bedroom window egress, and smoke detectors. Commissioner Gailey seconded the motion.

Discussion on the Motion: City Attorney Brooks recommended to reconsider the motion and place as part of the motion that life safety inspections be conducted on the duplex. Commissioner Hunt stated that he was under the assumption that an inspection will be made by City staff. Chairman Farr also noted that it was meant to be left as a matter for staff to complete. Mr. Brooks reiterated his recommendation to include the life safety inspections in the motion.

Motion: Commissioner Hunt moved to recommend approval for the conditional use application for a duplex located at 4537 South 1150 West with the following conditions met; owner occupied, the guard rail and handrail installed at basement entrance, building code standards be met which include but are not limited to the bedroom window egress, smoke detectors, and that proper safety inspections be completed. Commissioner Gailey seconded the motion. The motion passed unanimously.

5. CONSIDERATION OF APPROVAL FOR THE PRELIMINARY SITE PLAN FOR LES SCHWAB/ KEN GARFF DEVELOPMENT, APPROXIMATELY 5.18 ACRES.

Mrs. Ukena reviewed the general site plan. It was noted that landscaping and parking requirements have been met, and that the site sits within a flood plane which the finished floor will be five feet above recommended elevation by FEMA. Mrs. Ukena noted concerns and questions from both the Fire Department and the Planning Department.

Fire Department:

- 3 fire hydrants indicated, 4 required
- Landscape plan indicates cobble rock around some of the buildings, prefer stamped concrete or grass to reduce possible physical injury to fire fighters in case of fire
- No cross access between Les Schwab and buildings south of complex, prefer cross access easement

Planning Department:

- Current property is in three (3) lots and two (2) parcels, prefer it to be combined into two (2) clean lots
- Signs not indicated on site plan, where will signs be located and what type of signs?
- Dumpsters not indicated on site plan, where will dumpsters be located?
- Clarification on lighting, will there be lighting behind the buildings?
- River Parkway Trail, currently City has an easement for maintenance access, prefer to own

Mr. Matthew Idema, Les Schwab/ Ken Garff Representative from CLC Associates, addressing the above comments and concerns noted the following: In regards to the cobble rock there will be no objection to changing it to stamped concrete. The cross access easement will need to be further discussed with the Fire Department to clarify intent; he further noted that it is important that the parking stall count be maintained. Commissioner Hunt asked who the access would be shared with and why. Mrs. Ukena stated that the access would be with Crabtree's buildings on the southwest corner of the development and she is unclear as to why Chief Illum has requested the cross access. She stated that this will need to be further discussed by staff and CLC Associates at a latter date. Continuing Mr. Idema informed the Commission that the signage will be a poll sign located just outside of their property on the frontage of Riverdale Road, pending approval of a variance from UDOT to allow the signage. He noted that the sign application will be a separate application to be approved on its own merits. Mr. Idema noted that the dumpster for Les Schwab will be located in the back southwest corner of the complex and the Ken Garff dumpster has yet to be determined. He also stated that the lighting on the Les Schwab side will be primarily wall packs on the buildings and down lighting on the paths around the buildings. In reference to the River Parkway easement and ownership, Mr. Idema noted that it is the intention of Ken Garff to retain ownership of this property until construction is complete.

Mr. Idema at this time asked for further questions or comments from the Planning Commission. Commissioner Tanner asked what materials would be used for landscaping. Mr. Idema noted that the turf buffer for the front along Riverdale Road and the trail turf will be a native seed mix with the cobble rock around portions of the Les Schwab buildings which may be modified. Commissioner Tanner requested at final a clarification of the seed mix of the "natural" grasses.

Chairman Farr inquired, as to the River Parkway Trail and Ken Garff's intention to maintain control until after the construction is complete, if this arrangement needed to be included with the Developers Agreement. Mr. Idema noted that this would need to be discussed with Ken Garff. Mr. Brooks stated that actual ownership will need to be put in writing, yet since this issue has not been brought up before it will need to be negotiated at a future date. Chairman Farr also inquired about the landscaping along Riverdale Road, he asked what type of tree will be planted and how tall they will grow. Mr. Idema stated that they will be Honey Locus trees and have a canopy between 20-25 feet; he noted that the landscape architects studied the site and recommended trees that are similar to the rural area.

Motion: Commissioner Hunt moved to approve the preliminary site plan at 627 West Riverdale Road for Les Schwab/Ken Garff Development with the following conditions: written approval from City Engineer addressing Public Utilities and Fire Department, show location of signage, property be combined from 3 lots and 2 parcels and divided into 2 lots, landscaping meet the Landscape Ordinance 10-14 -12b, as per Fire Chief provide additional fire hydrant to be located at his request, a cross access to be in the southeast corner to be discussed and implemented, replace cobble river rock on the side of the building with either grass or colored stamped concrete, show the appropriate locations of the dumpsters with the screening, provide lighting information (style, location), clarification of flood plane elevations, and

address the dedication of the River Parkway Trail and record to the City of Riverdale the land that is within the easement of the River Parkway Trail. Commissioner Tanner seconded the motion. The motion passed unanimously.

6. CONSIDERATION OF APPROVAL FOR THE FINAL SITE PLAN FOR COMBE FARM'S SUBDIVISION, APPROXIMATELY LOCATED AT 575 WEST AND 5500 SOUTH.

Mrs. Ukena reviewed the final site plan with the Planning Commission. She noted that all stipulations placed on the subdivision in the preliminary site plan approval have been met and proof of compliance has been given. It was noted that on the final site plan "existing fence" it should be changed to four (4) feet vinyl fencing as a buffer to the hill and six (6) feet along the back of the subdivision. Chairman Farr asked if the CC&R's of the subdivision specifically address back yard maintenance. Mr. Melvin Smith noted that it is specifically addressed and informed the Commission that if proper maintenance is not retained the Home Owners Association (HOA) will take over and charge the individual for the maintenance.

Motion: Commissioner Searle moved to recommend approval of the final site plan for Combe Farm's Subdivision PRUD, approximately located at 5400 South 600 West with the following stipulations; the fence line on the current plan marked "existing fence" be changed on the south side of the property to four (4) feet semi-private vinyl fence and on the east side of the property a six (6) feet vinyl privacy fence. Commissioner Tanner seconded the motion. The motion passed unanimously.

7. DISCUSSION AND REVIEW OF THE CONCEPTUAL SITE PLAN FOR AMERICA FIRST CREDIT UNION, APPROXIMATELY 4500 SOUTH COZY DALE DRIVE.

Mrs. Ukena reviewed the conceptual site plan for America First Credit Union. She noted that this is a conceptual only and specific details will come with the preliminary site plan. Mrs. Ukena stated that only a portion of the area be developed at this time. It was noted that this development follows the General Plan, matches current zoning and ordinances. Commissioner Farr asked if there was a possibility of moving Cozy Dale Road. Mrs. Ukena stated that she is unaware of any possibility of moving the road but can be further investigated during the preliminary site plan process. Mr. Mike Sanders, America First Credit Union representative further reviewed the proposed development. He noted that the frontage would be off 4400 South and the building would be used for administrative offices for purchasing and maintenance with warehousing for deliveries.

Chairman Farr requested to poll the Planning Commission at this time for approval of the conceptual site plan for America First Credit Union, approximately located at 4500 South Cozy Dale Drive.

Roll Call Vote:

Commissioner Hunt, yes; Commissioner Searle, yes; Chairman Farr, yes; Commissioner Tanner, yes; Commissioner Gailey, yes.

8. DISCRETIONARY BUSINESS

Mrs. Ukena thanked those Planning Commission members who attended the seminar last week.

Commissioner Hunt stated that he sees a need for the Planning Commission to work in harmony with the City Council. He asked if it would help communications between the two parties if they would meet together periodically. Chairman Farr stated that in the past they have had strategic planning meetings. Mrs. Ukena noted that she would inquire about the future meetings and report at the next Planning Commission Meeting.

9. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Tanner moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting was adjourned.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair