

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **November 22, 2005**, at 6:34 pm at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Don Farr, Chair
Brent Coleman
Kathy Eskelsen
Don Hunt
Allen Miller
Bart Stevens
Kathy Tanner

Others Present: Jan Ukena, City Planner
Heather Ukena, Secretary

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| Helene Riebman | Rick Thomas | Wayne Belka |
| Norm Frost | Margaret Reimschussel | Pam Kramer |
| Larry Bybee | Nancy Brough | Andy Spencer |
| Cindy Sprague | | |

Chair Farr called the meeting to order and welcomed those present. He acknowledged that all members of the Commission were in attendance.

Consideration of Approval of the Minutes

Motion Commissioner Hunt moved to approve both the minutes of the work session of November 1, 2005, and the minutes of the regular meeting of November 1, 2005, as written; and to waive the reading. Commissioner Tanner seconded the motion. The motion passed unanimously.

Conditional Use Permit/ Home Occupation Application

Margaret A. Reimschussel - Pop-eez

Chair Farr verified the address of the home was at 4583 South 1100 West.

Ms. Margaret Reimschussel was present to discuss her conditional use permit for a home occupation business license to sell handmade cards through an internet website. She said that she was working with her daughter in Ohio and they were just completing the website.

Commissioner Tanner inquired if her daughter comes to the home to work. Ms. Reimschussel replied that she did not; her daughter sends designs online.

When questioned how the cards were distributed, Ms. Reimschussel responded that they were distributed through an e-mail site. She said that no one comes to her home and that there were no deliveries being made to the home.

Motion Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 4583 South 1100 West for Margaret A. Reimschussel, of Pop-eez, as requested. Commissioner Coleman seconded the motion. The motion passed unanimously.

Consideration of recommendation of tabled rezone for 17.49 acres from A-1 to R-1-8 and 50.25 acres from A-1 to MU for Unity Enterprises located at approximately 5100 South Weber River Drive

Motion Commissioner Tanner moved to remove the item from the table. Commissioner Miller seconded the motion. The motion passed unanimously.

Mr. Rick Thomas, of Unity Enterprises, was present to discuss the rezone.

Commissioner Tanner requested that Unity Enterprises make the lots larger than 8,000 sq. feet. Mr. Thomas said that Unity would take that into consideration.

The discussion from the Planning Commission was that they had reviewed the minutes, heard public comment, and both the property and the rezone had been before them several times.

Motion Commissioner Hunt moved to forward a positive recommendation to the City Council for rezoning in a combination of R-1-8 and MU in the approximate acres depicted on the applicant's most recent concept plan subject to and conditioned upon the negotiation and approval of the appropriate form of a development agreement with preferred boundaries to be determined with further discussion of the City Council and the applicant. Commissioner Eskelsen seconded the motion. The motion passed unanimously.

Consideration of conceptual discussion regarding a PRUD for the Combe Property (Norm Frost Developer) located at approximately 4425 South 300 West

Chair Farr stated that the wrong address was listed on the agenda. Mrs. Ukena confirmed that it is listed wrong and should be approximately 575 West 5400 South.

Mr. Norm Frost was present for the conceptual discussion regarding a PRUD for the Combe Property and said he was happy to answer any questions.

Commissioner Miller inquired if the road on Pine Circle would be gated off. Mr. Frost said that there were no intentions of gating anything.

Commissioner Hunt asked what had happened with the proposed boundary adjustments for the property. Mrs. Ukena responded that both the Planning Commission and the City Council denied the proposed boundary adjustment. Mr. Frost said that he was working with Washington Terrace to purchase the necessary water and sewer for the development.

Chair Farr asked if Riverdale supplied the sewer for the property. Mrs. Ukena explained that Riverdale could supply storm water service but the water and sewer service would be supplied by Washington Terrace. She further stated that Washington Terrace was willing to work with Riverdale City. Washington Terrace will need to repair and put back online one of their water tanks. That tank will provide the water for the development. She said that there are still a few issues, but they are workable.

Commissioner Tanner expressed concern regarding the open space on the plans as it looks like there are some pretty steep hills. Mr. Frost said that everything is flat on the Combe property. He said there is a little drop off where there are some barns right now and that he is possibly taking a small amount of that but the rest is all flat.

He said that after the open space on the south end there is another 30 ft. of flat land belonging to someone else before the land drops off.

Commissioner Tanner inquired if there would be extra parking spaces provided. Mr. Frost said that there would be extra parking for guests. He suggested that there would probably be an agreement in the PRUD where residents could only have one car outside of their 2-car garage. Mr. Frost said that all of the streets would be normal 60-ft streets so that guests can park on the streets in addition to the extra parking planned.

Commissioner Tanner asked if the open spaces on the property would be maintained. Mr. Frost said they would be maintained through the Home Owners' Association.

A discussion followed regarding snow removal for the property. Mrs. Ukena said that Riverdale City would be responsible for Combe Way as it would be a dedicated road to the city and that the Home Owners' Association would be responsible for the private roads and parking areas.

In response to the Commission, Mr. Frost said that he would be selling his homes for \$190,000 to \$230,000, that they would be slab on grade with no upstairs, and that they would be up to around 2100 sq. ft. He explained that with the amount of money they are spending they can't afford to put little homes in.

Chair Farr inquired if there would be fencing around the outside of the lots and around all the exterior of the property. Mr. Frost indicated that there would be. Mr. Frost also said that there was some terracing in the designs, which will provide some height so that each home will have views off of their own lot.

Commissioner Eskelsen asked who would maintain the yards. Mr. Frost said that they would take care of the front yards and the residents would take care of the back yards.

Mr. Frost asked if the preliminary review and PRUD approval could take place at the next planning meeting. Mrs. Ukena said she thought they could take place at the meeting to be held on January 10, 2006, if the Planning Commission receives the paperwork soon enough to set a public hearing at the December 13th Planning Commission Meeting and the public utilities issues are worked out with Washington Terrace.

Chair Farr excused Commissioner Hunt for a personal emergency.

Consideration of preliminary review regarding a commercial development for an Arby's located at 760 West Riverdale Road

Mr. Andy Spencer, of PEP Engineering, was present to discuss the preliminary review regarding the Arby's development at 760 West Riverdale Road.

Chair Farr asked to verify the address.

Mr. Spencer apologized and said that the preliminary information was wrong and that the address is approximately 750 West Riverdale Road. He gave the Commission an updated site plan which included last minute revisions after the meeting with UDOT and the adjacent property owners. He told the Commission that UDOT would only allow a single access. He also said that cross-access with the adjacent property owner is not a possibility right now as the adjacent property owner is unwilling to commit to any access because they haven't decided what they are doing with the property in the future. When it is available, Arby's will pursue cross-access but for now they would like to continue with just the single entry. He explained that the plans called for one-way traffic flow with angled parking and directional parking in the

back. He said the plans included 24% landscaping and that the number of parking stalls planned were well in excess of city requirements.

Commissioner Eskelsen expressed concern about the safety of a left-hand turn exiting the Arby's. Mr. Spencer said that Arby's would like to keep the left-hand turn option available and that there is some gap time created by the two nearest lights. Chair Farr asked if it was approved by UDOT. Mr. Spencer replied that in preliminary conversations, UDOT was agreeable to leaving full movement access as Arby's was far enough away from the intersections to allow this. Mrs. Ukena pointed out that Arby's would need written approval from UDOT. Mr. Spencer said that the wider access would leave room for delivery trucks too.

Chair Farr inquired if the dumpster area would be block. Mr. Spencer said that there was a nice looking, efficient blocked area. He said that customers won't have a clear view of the dumpsters, just the block. In addition, as the service area is not gated it will be easier access for the employees.

Commissioner Tanner questioned the plans for outside lighting. Mr. Spencer explained that there is a flag pole lit from the building and canopy lighting outside; also that the large front picture window is open and provides light to the outside. The Commission asked about note #11 in the plans stating that the Drive-Up Menu Board and Speaker Canopy is to be determined in the field with possible modification during construction. Mrs. Ukena explained that this is a common practice in the field and that the Commission can approve upon condition that the canopy falls within a specified area.

Commissioner Tanner recommended that the speaker order board be placed farther to the west as it could cause traffic back-ups into the street if it is too far to the east. She explained that this could also make it easier for customers who are parked to leave without being blocked in by those people waiting in line. Mrs. Ukena said that five-car stacking is a common practice. Mr. Spencer said that as the designer he has been asked by Arby's to have the exact cue that Mrs. Ukena indicated. He also stated that they wanted to leave a little flexibility for the construction manager as to the placement of the speaker board but any changes made to the plans would be relatively small. Mr. Spencer said that the plans call for 4 cars in cue and the reasoning behind that is that Arby's has lots of stores, lots of experience, and lots of guidelines that they want the builders to follow. Though he said he would be happy to give Arby's the Commission's recommendation to allow more space for cars in cue.

Commissioner Tanner said that she liked the look of the landscape design. A discussion followed as to changes that could be made if UDOT did widen Riverdale Road. Mr. Spencer acknowledged that changes would be made if UDOT comes through but regardless of what UDOT took in the future there would still be plenty of room for Arby's customers driving through the parking lot.

Mrs. Ukena told the Commission that the city has received the fire department's preliminary inspection and the only issue they had was that the fire hydrant needed to be raised and they would need a copy of the hood system. Chair Farr questioned if there would need to be a second fire hydrant. Mr. Spencer responded that one hydrant would cover the entire property.

Mrs. Ukena said that they had received nothing back from the public utilities yet. Chair Farr noted that the Commission would need to include that as part of a motion. Mrs. Ukena agreed.

Chair Farr asked when they would like to start building. Mr. Spencer responded that they would like to start early spring. He said that he would like to bring the final engineering back before the Commission at the first meeting in January and then building permits and bids in March.

Motion Commissioner Miller moved to approve the preliminary plat for Arby's located at 750 West Riverdale Road with the written approvals of the fire department, public utilities, and the city engineer. Commissioner Coleman seconded.

Commissioner Tanner suggested that the motion should also include UDOT's approval and the cross-access agreement.

Amendment Commissioner Miller moved to amend his motion to add written approval from UDOT with future access easements agreement. Commissioner Coleman seconded the amendment. The motion passed unanimously.

With no further business to come before the Commission at this time, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:45 pm.

Attest:

Approved: December 13, 2005

Michelle K. Douglas
Deputy Recorder

Don Farr, Chair