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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **December 12, 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  
Allen Miller, Member  
Bart Stevens, Member

Members Excused:

Kathy Tanner, Member

Others Present:

Jan Ukena, City Planner  
Scott Brenkman, Riverdale Police Lieutenant  
Marie Alvord, Planning Commission Secretary  
Approximately three (3) Citizens

## 1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Tanner was 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 November 14, 2006 and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

## 3. APPROVAL OF 2007 PLANNING COMMISSION MEETING SCHEDULE

No comments or questions were made at this time.

**Motion:** Commissioner Miller made a motion to approve the 2007 Planning Commission meeting Schedule. Commissioner Gailey seconded the motion. The motion passed unanimously.

## 4. CONCEPTUAL SITE PLAN FOR STORAGE UNITS, LOCATED AT 3490 PARKER DRIVE

Mrs. Ukena presented to the Commission the Plat Map with the M-1 zone (manufacturing), conceptual site plan, and FEMA flood plain map noting that the property is out of the flood plain and therefore is not regulated. Mr. Doug Eilertson passed out pictures of storage units in surrounding cities to give the Commission an idea of what the unit will resemble. Chairman Farr asked if he has a record of the crime rate on the surrounding storage units. Mr. Eilertson noted that the units have not had a break in with the seven years of operation. Each unit has cameras which allows security to monitor the premises from the inside office and gate access is

allowed until 9:00 pm allowing no one to enter after that time. Chairman Farr asked what material the exterior of the units will consist of. Mr. Eilertson noted that the on site home will be stucco and the surrounding fence will be cinder block with metal gates. Commissioner Hunt asked if there is an existing house on the property. Mr. Eilertson noted that there is a home on the property but it will not be part of the site and will eventually be removed. Commissioner Hunt asked if the property is zoned for security for the storage units and requested for confirmation of the use to ensure it is not in violation with the ordinance. He continued to inquire about the high water table and the fill that was brought in, specifically if it was engineer fill or compact fill. Mr. Cummins noted that the fill has been settling for over three years and that it was obtained from under Wall Avenue that is good and clean fill. Mrs. Ukena noted that the Commission in the preliminary site plan may ask for a geotech report on the fill. Chairman Farr inquired about the fencing on the premises. Mr. Eilertson noted that it will be cinder block with a gate. Commissioner Miller asked if it would be similar to the storage unit gate on Riverdale Road. Mr. Eilertson note that it would. Commissioner Stevens asked how big their units are on Harrison Blvd. in Ogden City. Mr. Eilertson stated 3.6 acres, roughly the same as the proposed units. Commissioner Stevens asked if they proposed units will be on a septic tank or hooked up to the sewer line. Mrs. Ukena stated that she would have to consult with the Public Works Director to determine the answer to his question. Chairman Farr stated that in his opinion the storage units would be a nice addition to Riverdale City. He then asked the Planning Commission if this development is an appropriate use of this property.

**Poll the Question:** Commissioner Miller, yes; Commissioner Hunt, yes; Commissioner Searle, yes; Chairman Farr, yes; Commissioner Stevens, yes; Commissioner Gailey, yes. The conceptual site plan for storage units located at 3490 South Parker Drive was approved unanimously with Commissioner Tanner excused.

#### **5. CONSIDERATION OF TOYS-R-US SUBDIVISION, LOCATED AT 4040-4042 SOUTH RIVEDALE ROAD**

Chairman Farr noted that the applicant was not able to be at the meeting and asked Mrs. Ukena to present the information. Mrs. Ukena stated that everything is in order for the subdivision of the property into two parcels. The request is to separate Babies-R-U's and Toys-R-U's from one parcel into two. She noted that the recorded agreement for the whole Shopko Development states that there is an agreement for water, sewer, and cross access therefore no new agreements will be needed. Chairman Farr asked if the parking will remain as a cross access even though the boundary line will be changing and he inquired if there will be enough parking stalls. Mrs. Ukena informed him that the cross access will remain and the parking exceeds the ordinance requirements. Chairman Farr inquired if the cross access will also remain in the back of the building. Mrs. Ukena noted that it will also remain. Commissioner Searle noted that they received a letter from the City Engineer clearing this subdivision.

**Motion:** Commissioner Miller moved to recommend to the City Council the approval of the Toys-R-U's subdivision located at 4040-4042 South Riverdale Road. Commissioner Searle seconded the motion. The motion passed unanimously.

#### **6. DISCUSSION AND REVIEW OF THE R-2 ZONE, SPECIFIC TO DUPLEXES**

Mrs. Ukena reminded the Planning Commission of the current changes to duplex requirement; including last April where duplexes must be owner occupied and several years ago, it was changed from side-by-side to over/under. She noted that all these changes have slowed the development of duplexes but have not solved the problem. She also pointed out the major areas that are zoned R-2 and noted that the majority of the City allows duplexes because it is permitted in the R-2 zoning. She recommended the removal of duplexes as an approved use in the R-2 zone, which will limit duplexes to the R-3, R-4, and R-5 zones. She also recommended to grandfather in all existing duplexes in the R-2 zone and possibly require all duplexes to be licensed. Licensing will allow the City to identify all duplexes within city limits. Commissioner Miller reminded the Commission of a previous application for a duplex and the opposition from the residents. He stated that he feels it would be in the resident's interest to take the duplexes out of the R-2 zone. In his opinion, Commissioner Searle stated that this will preserve current neighborhoods from decay; he also stated that he likes the idea of licensing

duplexes and this should be explored further. Commissioner Stevens noted that due to the amount of rental units within the City the elementary school in Riverdale has a turn over rate of 50% every year. He noted that this turn over rate places a strain on the school, district and the students themselves. Commissioner Stevens supports to further pursue this change but he also noted that the City would benefit greatly from enforcing current ordinances, such as winter parking. Commissioner Gailey asked if the City has a list of current duplexes. Mrs. Ukena noted that through the utility department the City has an idea of the duplexes within city limits. Commissioner Miller supports the licensing of duplexes stating that this way they can insure that life safety issues are met, such as smoke detectors. He noted that Ogden City has a program where the Fire Department annually inspects all duplexes and in his opinion, this would be a worthwhile program to bring into Riverdale City. Commissioner Gaily recommended making it a condition of obtaining a license for each duplex. Mrs. Ukena noted that the City Council would have to consider this condition and that the goal of licensing duplexes would be to identify what exists within the city. Chairman Farr noted that by eliminating the duplexes within the R-2 zone property values will not increase but stabilize, yet if the duplexes remain property values will drop. He continued to echo Commissioner Stevens in that the key is to have ordinance enforcement otherwise there would be no point in the change. Mrs. Ukena noted that she will have the City Attorney look through the proposed changes to give possible ramifications and litigation issues and bring it back at a later date for further review.

#### **7. DISCRETIONARY BUSINESS**

Mrs. Ukena noted that the City Council is aware of the Planning Commission's concerns, they have not yet set up a joint work meeting but it is still a possibility in the future. Commissioner Hunt clarified his statement from the November 14, 2006 minutes stating that to work in harmony is not necessarily seeing eye to eye on everything but eliminating some of the wait and see aspect of the process. Mrs. Ukena stated that the previous ordinance amendments forwarded to the City Council have been pulled of the table and staff is waiting for direction from the City Council.

Mrs. Ukena noted the Christmas Party on Wednesday, December 20, 2006 at 12 (noon) and informed the Commission that they are invited to attend.

#### **8. ADJOURNMENT**

There being no further business to come before the Planning Commission, Commissioner Hunt moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:13 pm.

Attest:

Approved:

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Marie Alvord,  
Planning Commission Secretary

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Don Farr, Chair