

1 Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday,  
2 **December 14, 2004** at 6:30 p.m. at the Riverdale Civic Center.

3  
4 Members Present: Greg Limburg, Chair  
5 Brent Coleman  
6 Kathy Eskelsen  
7 Don Farr  
8 Don Hunt  
9 Kathy Tanner

10 Members Excused: Brent Coleman

11 Others Present: Randy Daily, Community Development Administrator  
12 Jan Ukena, City Planner  
13 Michelle Douglas, Planning Commission Secretary  
14 Jason Priest Phil Hancock  
15

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

### 19 20 **Consideration of Minutes**

21 **Motion** Commissioner Tanner moved to approve the minutes of the preplanning work  
22 session of October 12, 2004 as proposed; and for approval of the regular meeting of  
23 October 12, 2004 as proposed; and to waive the reading. Commissioner Miller  
24 seconded the motion; the motion passed unanimously.  
25

26 **Motion** Commissioner Tanner moved to approve the minutes of the preplanning work  
27 session of November 9, 2004 as proposed; and for approval of the regular meeting  
28 of November 9, 2004 as proposed; and to waive the reading. Commissioner  
29 Eskelsen seconded the motion; the motion passed unanimously.  
30  
31

### 32 **Conditional Use Permit / Home Occupation Application**

#### 33 **Jason D. Priest – Daniel & Lacey Cleaning**

34 Mr. Jason Priest was present at the meeting to discuss his conditional use permit for a home  
35 occupation business license for janitorial services. Mr. Priest lives in the Riverdale Mobile Home  
36 Estates, and he has provided a letter of approval to the City from the park manager allowing  
37 him to utilize the dwelling for a home occupation business license.  
38

39 Mr. Priest informed the City that he and his wife purchased a franchise from Van Guard  
40 Cleaning, and Van Guard Cleaning finds cleaning accounts for them. The primary locations they  
41 clean are businesses and churches. Chair Limburg clarified that the dwelling was being utilized  
42 for just an office. Mr. Priest indicated that was correct. It was inquired if cleaning supplies  
43 would be stored at the home. Mr. Priest indicated that they would have some cleaning supplies  
44 at the home; they would have clean bright, dazzle, and a glass cleaner, which is Blue-X. He  
45 explained that all of the cleaning supplies fit in a bucket, and they utilize a vacuum cleaner as  
46 well.

47 **Motion** Commissioner Hunt moved to grant the conditional use permit for a home  
48 occupation located at 5100 South 1050 West #10-C for Jason Daniel Priest, Daniel &

1 Lacey Cleaning, as requested. Commissioner Eskelsen seconded the motion. The  
2 motion passed unanimously  
3

4 **Transportation Study Presentation by Wilbur Smith, City Traffic Consultant**

5 Alana Brand, Wilbur Smith Associates, was present at the meeting to give their finalized  
6 transportation study presentation. Wilbur Smith Associates is the consulting firm that was  
7 awarded the City's Professional Services Agreement for the City's Transportation Master Plan.  
8

9 Ms. Brand noted that first they identified the City's goals; she went on to say they had public  
10 involvement, which included two public meetings. Then she went on to discuss the issues that  
11 the firm was asked to evaluate, which included a roundabout at the intersection of Cozy Dale  
12 Road (4400 South) and Parker Drive; a signal at 900 West, a roundabout at 4400 South and  
13 700 West and if not a roundabout then a signal; in addition to, dual left turn lanes at 700 West  
14 and Riverdale Road.  
15

16 In the Ritter Drive Area, they evaluated widening 1250 West at the upper end; connecting 1500  
17 West at Riverdale Road; widening Ritter Drive; and adding sidewalk and utilizing a cul-de-sac  
18 on Ritter Drive at the end toward Freeway Park Drive.  
19

20 Ms. Brand went on to discuss 700 West, she noted that they suggested to add a stripe down  
21 the center lane so it gives the appearance of a two-lane road; incorporate a Class-Two Bike  
22 Lane; raise the speed limit to 30 m.p.h., add a center median at the larger portion of the road;  
23 and again incorporate a roundabout at 4400 South and 700 West and if not a roundabout then  
24 a signal.  
25

26 Ms. Brand stated that they have observed the intersection at 1150 West and Riverdale Road is  
27 very dangerous. Their recommendation is to eliminate the "left in and a left out" as well as  
28 incorporate a physical barrier.  
29

30 Discussion followed regarding the 5-way intersection at Ritter Drive; Ms. Brand stated that they  
31 have identified some issues with that intersection as well. She noted that if nothing were done  
32 with that intersection now, they would recommend a roundabout at that intersection by the  
33 year 2010/2012.  
34

35 Ms. Brand indicated that they evaluated the area of Pacific Avenue and 550 West to Riverdale  
36 Road and 300 West to Pacific Avenue. She noted that their recommendation is to connect  
37 Pacific Avenue to Riverdale Road and to have a signal at Riverdale Road.  
38

39 Ms. Brand noted that by the year 2030, they estimate that the City's population would be  
40 approximately 11,000 and the City would be built out.  
41

42 Discussion followed regarding UTA routes. She noted that many of the routes within the City  
43 are not serviced by UTA, and they would recommend a shuttle service within the City. They  
44 have recommended seven stops with a half-mile walking distance in the Riverdale area. In  
45 addition, the City currently has two bite routes, and as they looked toward the future, they  
46 would recommend a few more bike routes. She indicated that most of the sidewalks within the  
47 City are complete, and they would recommend if Parker Drive is completed, the sidewalks be  
48 completed as well.  
49

1 Finally, Ms. Brand discussed City Goals. She indicated that they outlined the following goals for  
2 the City: Safe and efficient movement of traffic on City streets. City transportation systems  
3 meet present and projected demands by implementing the transportation management plan.  
4 Wide range of alternatives to maintain inter-connectivity of streets. And, provide interconnected  
5 network of trails.

6  
7 **Conceptual Discussion pertaining to new development of the exiting Chevron**  
8 **Station located at 4104 South Riverdale Road**

9 Mr. Phil Hancock was present at the meeting to discuss the redevelopment of the property  
10 located at 4104 South Riverdale Road, which is currently an out of business Chevron station/C-  
11 store.

12  
13 Mr. Hancock informed the Commission that the owners of the property are currently negotiating  
14 with UDOT regarding what portion of their frontage they will lose during the Riverdale Road  
15 widening project. He went on to explain the first thing the owners want to do is open the  
16 store immediately with remodeling and bringing the site up to the landscaping code and sealing  
17 coating the parking lot. He added that there would be an addition to the site with a new  
18 carwash and canopy. Mr. Hancock indicated that this is one of the options.

19  
20 Mr. Hancock added that when UDOT widens Riverdale Road, UDOT is anticipating on taking 38  
21 feet, which would take out the front canopy and close their store. He explained that  
22 anticipating that UDOT would have to pay some of those costs; the new owners believe they  
23 could build a new building.

24  
25 At this time, Mr. Hancock presented the Commission with a new site plan, which illustrated a  
26 new building and canopy, a car wash and landscaping up to code. Mr. Hancock indicated that  
27 the project is quite expensive including the demolition. He stated if UDOT does not take it now,  
28 the front area would all be landscaping until UDOT takes it.

29  
30 Mr. Hancock explained with the current plan, they meet the current landscaping requirements;  
31 however, if UDOT takes their frontage, they would be down to approximately 16 or 17 percent  
32 landscaping.

33  
34 Mr. Daily noted that UDOT is now saying it will be 2008 when they start the Riverdale Road  
35 widening project and the project will be completed in phases. It is anticipated that it will take  
36 two years to complete the project.

37  
38 Mr. Hancock informed the Commission that he received a letter regarding the 300 West project.  
39 He explained that a portion of their property on the 300 West side would be purchased for that  
40 project, and they would be closing two approaches along 300 West.

41  
42 Discussion followed regarding the access drive for John Paras Furniture. Mr. Hancock explained  
43 that an access agreement for John Paras Furniture was signed in 1999. He went on to explain  
44 that the access is toward the back of the property, and it is how the furniture store accesses its  
45 loading dock.

46 It was questioned what the new canopy in the rear of the site is for. Mr. Hancock explained  
47 that the canopy is connected to the new building, and it is for individuals that come out of the  
48 car wash.

1 Chair Limburg inquired what Mr. Hancock's principals feel is in their best interest. Mr. Hancock  
2 stated that they would like to open as soon as possible. However, as a builder's perspective,  
3 the storm water would have to be done for the car wash; and he is suggesting that the whole  
4 project has to be done now. He added that the owners would like to have some RDA and  
5 UDOT participation as well.

6  
7 Mr. Hancock stated that he believes the existing plan is the plan they would like to present at  
8 the beginning of the year. Chair Limburg noted that he believes the existing front canopy is too  
9 close to Riverdale Road. Mr. Hancock agreed. It was questioned if the drive-up window was  
10 still going to be utilized with the business. Mr. Hancock indicated no, he did not think it was.

11  
12 Chair Limburg questioned what the other members thought of the proposed site. Commissioner  
13 Tanner stated that she thought they would be better off demolishing the existing site and  
14 starting with a new site. She went on to say there are many site issues, and she believes it  
15 would be better to get rid of the existing site and to get it done right. Chair Limburg added  
16 that he thought it would be better to get the canopies back off Riverdale Road.

17  
18 Commissioner Farr inquired if they would bring the front of the building up. Mr. Hancock  
19 indicated that they would have to bring the building up. He explained that they would use the  
20 carwash for some of the retaining.

21  
22 Mr. Daily noted that there is about a 6-foot difference from the John Paras drive to the  
23 elevation in the parking area to the west. Mr. Hancock stated that from the sidewalk to the  
24 asphalt, there is a 13-foot difference from the east end of the site to the west end; and they  
25 would utilize a retaining wall. In addition to that, they would have to fix the existing retaining  
26 wall.

27  
28 Discussion followed regarding on-site detention. Mr. Hancock explained that they would have  
29 to do something with a retention pond. He explained with Phase II EPA standards, they have  
30 to provide on-site detention. Mr. Hancock indicated that he is trying to be cautious, and if they  
31 do this all together as one project, they can put the retention pond down in the front  
32 landscaping area. If they do not, they would have to put in a 4-foot pipe, which would have to  
33 be buried on the east side of the site.

34  
35 Mrs. Ukena inquired if they could get up to 20 percent landscaping if UDOT takes their front  
36 piece of property with some type of stamped concrete and planters under their canopies. Mr.  
37 Hancock stated that they could get close.

38  
39 Commissioner Farr questioned if the owners are ready to do the entire project. Mr. Hancock  
40 indicated that they are hesitant; however, they are waiting for UDOT, and they would like some  
41 participation from the RDA. Mr. Daily explained the RDA is a new proposed RDA area; it may  
42 take time. When the increment is created, you could receive some increment. That would  
43 have to be discussed between the RDA and the owners.

44  
45 Discussion followed regarding the site. Mrs. Ukena noted that the site is creating cross-access  
46 to John Paras Furniture; she pointed out that they would be hurting when UDOT takes away  
47 their frontage. The site meets all requirements except landscaping because UDOT will be  
48 taking away some of their property, and it provides another important cross-access in the rear,  
49 which she believes is an important access. Finally, they have been very accommodating to their  
50 neighbors and the City.

1  
2 Commissioner Miller clarified if they landscape the site now before Riverdale Road is widened  
3 and then UDOT takes the landscaping out, then they do not have to meet the landscaping  
4 requirements. Mr. Daily indicated yes; they must meet the 20 percent when the site is  
5 developed. If UDOT removes landscaping when they widen Riverdale Road, the site will not be  
6 required to install additional landscaping.

7  
8 **Recommendation** – It should be noted that the Planning Commission does not make formal  
9 recommendations during conceptual discussions; however, the Planning Commission made a  
10 recommendation to Mr. Hancock regarding the site located at 4104 South Riverdale Road for  
11 directional purposes. The Planning Commission recommended razing the existing building and  
12 moving forward with the new site plan.

13  
14 Mr. Hancock inquired if the City would be objected to meeting with UDOT and advising them  
15 that the City is in favor of them moving forward with this new site plan. Mr. Daily stated that  
16 he would contact Darin Duersch with UDOT and see if could get things going.

17  
18 **Draft Amended RDA Area 1 (Riverdale Road Neighborhood Development Plan)**

19 Mr. Daily explained that what they have are amendments to RDA Area 1, which is from Bailey's  
20 Plaza down to the Toy's R Us area; and amendments to RDA Area 2, which is the Target area.  
21 He went on to explained that based on the RDA laws, which would allow the City/RDA more  
22 increment, the RDA Plans need to become current and based on those laws; such as, who the  
23 current property owner is, make sure the land description area is correct, and identify the  
24 correct survey area. Based on the RDA Plans being correct and in compliance with state law,  
25 the City/RDA could utilize RDA funds for the senior center, and it does not change any taxes,  
26 the original intent of the RDA or the original RDA. What it does is fulfill the intent of the law  
27 and gets the City more increment and the ability to fund the senior center.

28  
29 Chair Limburg stated that he has two letters that he has to sign and he does not want to sign  
30 them if there are any doubts.

31  
32 Commissioner Tanner pointed out that their summary sheet say "the Agency is suppose to  
33 request input on the draft amended pan from the Planning Commission"; however, they are  
34 really just there to sign off on the document; and they really can't ask any questions.

35  
36 Mr. Daily indicated if they have any questions or concerns about properties within the areas  
37 they can ask questions; however, there are legal aspects regarding the wording of the  
38 document itself and the document that has been presented fulfills the intent of state law.

39  
40 Commissioner Tanner stated that receiving the documents on Friday was inadequate, and it  
41 was way too overwhelming to read over the weekend. She did not have enough time to read  
42 through the documents. She went on to say if all you want is for us to say yes that is one  
43 thing. However, if you want our input, then we needed more time. She questioned why the  
44 Planning Commission was involved if it is all legal, and not for them to understand. Mr. Daily  
45 explained because it is the law that the Planning Commission acts on it. Mrs. Ukena added that  
46 RDA is so specialized that the City hires a special RDA attorney and tax specialist, and the City's  
47 RDA attorney did all of the legal paperwork.

48

1 Mr. Daily explained to the Planning Commission that the documents already exist; the survey  
2 areas already exist. Mr. Daily stated that they are just being fine-tuned.

3  
4 Chair Limburg stated that he understands that Ms. Mansell and Douglas have put a lot of time  
5 into this project. He went on to say he received the documents, and he thought the same thing  
6 as Commissioner Tanner; and he is glad to see that there are other members that are just as  
7 frustrated as he is.

8  
9 Mr. Daily reiterated that they cannot change any part of the document itself; the areas are  
10 already established. The Commission just has to understand that Area 1 and Area 2 are being  
11 amended and why they are being amended.

12  
13 Commissioner Tanner stated that she just wants Staff to know that it is frustrating as a  
14 Planning Commission member to receive something but know that all they are doing is passing  
15 it along without any say and at the same time not really understanding what they are reading  
16 or recommending.

17  
18 Commissioner Miller inquired why there were not any members from the RDA present at the  
19 meeting representing the amendments. Mr. Daily indicated that he was representing the  
20 amendments and the RDA Board is confident that the RDA attorney has complied with the law.

21  
22 Commissioner Tanner expressed that she appreciates all the work that everyone has done to  
23 get this accomplished; however, the fact is the attorney is telling us that we have a perfect  
24 document that has to go before the Planning Commission. The part she does not understand is  
25 they don't have to read the document. Mr. Daily reiterated that the documents cannot be  
26 changed. Mrs. Ukena added the thing is the state legislators make these laws; it's a state law,  
27 and we are just following through.

28  
29 Commissioner Farr inquired what would happen if the Commission did not approve the  
30 amendments. Mr. Daily stated that thousands of dollars will have been wasted, and there may  
31 become legal issues.

32  
33 **Motion** Commissioner Hunt moved to recommend to the Redevelopment Agency and City  
34 Council adoption of the draft proposed Amended Redevelopment Plan and authorize  
35 Chair Limburg to sign Exhibit "B" pertaining to the same. Commissioner Miller  
36 seconded the motion.

37  
38 Commissioner Tanner inquired if they needed to specify that the motion be specifically for Area  
39 1. It was thought that since there were two areas, and two separate motions, the motions  
40 should reflect such.

41 **Amendment** Commissioner Hunt moved to amend his motion to specify that the Amended  
42 Redevelopment Plan be for Area 1. Commissioner Miller accepted the  
43 amendment. The motion passed unanimously.

44  
45 **Draft Amended RDA Area 2 (1050 West Neighborhood Development Plan)**

46 **Motion** Commissioner Miller moved to recommend to the Redevelopment Agency and City  
47 Council adoption of the draft proposed Amended Redevelopment Plan Area 2 and  
48 authorize Chair Limburg to sign Exhibit "B" pertaining to the same. Commissioner  
49 Eskelsen seconded the motion. The motion passed unanimously.

1  
2 **Discussion pertaining to the City moving forward with two (2) new RDA Areas, Area**  
3 **4, West Bench Area; Area 5, 550 West Area; and one (1) new EDA Area, Area 6, Cozy**  
4 **Dale EDA Area**

5 Commissioner Tanner requested that Staff explain the difference between an RDA and EDA.  
6 Mr. Daily explained that an RDA is a Redevelopment Area and the City has to show blight in  
7 redevelopment areas. He went on to explain that an EDA is an Economic Area, and the City  
8 does not have to show blight and the increment is incurred differently.

9  
10 Mr. Daily indicated that the City does not want to impose imminent domain on any piece of  
11 property in its RDA areas. The City will tell developers that they have to go to the property  
12 owners and negotiate with them; the City does not want to be involved in that. Mr. Daily went  
13 on to explain that the City could put properties in an RDA area even if they oppose it; it's kind  
14 of like a majority rules type of thing.

15  
16 Mr. Daily referred to the 550 West Survey Area map. He indicated the 550 West area is the  
17 area the City proposed to do first. In addition, it is the area that surrounds an already existing  
18 RDA area.

19  
20 Mrs. Ukena pointed out two interesting facts with RDA areas. She explained in the first 10  
21 years, the City could condemn properties and there is only a 30-year life of the RDA. She went  
22 on to explain that the RDA can control what uses are utilized on a property.

23  
24 Commissioner Tanner inquired when you talk about an area that has blight, and there is a piece  
25 of property like Lelis Transmission that would be expensive to clean up, does the RDA help  
26 clean it up. Mr. Daily stated that he talked to the state, and they would probably condemn Lelis  
27 when they widen Riverdale Road; but yes, the RDA could assist in the clean up.

28  
29 It was questioned when Pacific comes through and connects to 550 West, will that be the only  
30 connection through that area. Mr. Daily indicated that he thought so. Commissioner Tanner  
31 expressed concern that would be the only major access point for that area. Mr. Daly noted that  
32 is a Planning Commission issue for access management; can that road serve all these  
33 properties?

34  
35 Discussion followed regarding the West Bench Area, which is south and north of Riverdale Road  
36 and 1500 West. Mr. Daily pointed out each individual parcel that have been identified so far. It  
37 was inquired why the Keyes Office Building and the Tullis Office Condominiums have been  
38 included. It was explained that these are newer buildings; however, it is easier to include  
39 properties now and possibly remove them at a later date. Mrs. Ukena added the City might try  
40 to realign 1500 West to make it so traffic works better. It was stated that another big plus is  
41 the RDA could utilize increment money to bury the overhead power lines in the area.

42  
43 Mrs. Ukena stated that in the proposed West Bench Area, when they do commercial, they need  
44 to do commercial that does not adversely affect the residential area or they could use a mix use  
45 zone. She explained that the bottom line is it is a vision thing.

46  
47 Mrs. Ukena went on to say that Mr. Mike Crowley brought something to the Planning  
48 Commission that was a housing proposal; however, he has never moved forward with the

1 proposal. In addition, she noted there have been several people that have said the property  
2 should never be commercial.

3  
4 Finally, Mr. Daily discussed the proposed Cozy Dale EDA Area, which is located north of  
5 Riverdale Road and around 1500 West. Mr. Daily explained it would be an EDA Area because  
6 there is no blight and the City likes what has been developed in the area.

7  
8 Chair Limburg inquired when the new areas would be adopted. Mr. Daily indicated that the  
9 new state laws would become effective May 1, 2005; and the City would want to adopt the  
10 new areas prior to that, which would be by the end of April.

11  
12 **Motion** Commissioner Miller moved to take a break. Commissioner Tanner seconded the  
13 motion. The motion passed unanimously. Those present took a short break from  
14 8:38 p .m. to 8:42 p.m.

15  
16 **Review of the proposal to establish a zone boundary line separating residential from**  
17 **commercial for the property between 700 West and 900 West and 4400 South and**  
18 **4450 South and Draft proposal for ordinance regulating the commercial area north**  
19 **of 4450 South Street**

20 Mrs. Ukena indicated that back in April the Planning Commission made a recommendation to  
21 the City Council regarding the property in question, and the City Council wants to know why the  
22 Commission has not done anything, and they are concerned with the property between 700 and  
23 900 West and 4400 and 4450 South.

24  
25 Commissioner Tanner clarified that the Planning Commission already made a recommendation  
26 to the City Council to establish a zone boundary line with some type of low impact zone. Mrs.  
27 Ukena indicated that she reviewed the minutes, and Mr. Daily gave them a proposed zone;  
28 however, it seems the Council did not like the proposed zone.

29  
30 Mrs. Ukena presented the Commission with a map and an idea of what she is proposing. She  
31 pointed out there is commercial on the corner of 4400 South and 700 West, which is the  
32 assisted living facility and the meat market. She stated that the homes on 4400 South between  
33 700 and 900 West should remain single family, which is zoned R-2 and the minimum lot sizes  
34 are between 8,000 and 10,000 square feet; and they don't want to make those lots non-  
35 conforming.

36  
37 She went on to suggest that they utilize Mr. Cutrubus' property as their buffering, and they  
38 buffer the back of the commercial or mixed use zone to the residential zone. She  
39 recommended that this commercial type of development be more of a walkable type of  
40 commercial use. If they did a strip mall with restaurant, and have some type of use like a Great  
41 Harvest Bread, a coffee shop, and utilize uses that are light commercial.

42  
43 Mrs. Ukena stated if they do not take the Cutrubus properties and make them all one piece,  
44 more than likely, he will develop the front and leave the back; and the back will stay blighted  
45 and ugly. She noted if they take out a portion of 4450 South; it would allow him to develop his  
46 property as one piece. She went on to say if you want traffic to come out of his property, you  
47 cannot come out onto Riverdale Road; there will have to be a drive isle onto 4400 South or out  
48 onto 4450 South. If they create these drive isles, they will have created safe traffic movement.

1 She explained that she is concerned this area will stay blighted, and she does not want it to.  
2 They want to improve these pieces, and the only way to do it is to develop his project inward.

3  
4 Mrs. Ukena noted that somewhere along the way, Riverdale City made the decision to make  
5 4400 South a main arterial road. Chair Limburg disagreed. He said he did not think it was a  
6 decision; it just happened when 4400 South was widened. Mrs. Ukena explained that she does  
7 not want to see commercial right on the homes on 4400 South; she wants to see green, open  
8 space. She would like to put in art studios; it's a concept where people would see their wares  
9 on the bottom portion of the building, and they could live above the bottom portion of the  
10 building.

11  
12 Mrs. Ukena explained that they do not want to see a great big restaurant or a big-box building  
13 in the rear portion of the properties toward the residential zone. She suggested they could  
14 have some type of duplexes or patio homes; however, the key is they need to have some type  
15 of drive access onto 4400 South with some type of landscaped area. She explained they want  
16 to keep it looking like residential even if it is not residential.

17  
18 Mrs. Ukena asked each Commission member to think to him or herself, "Would I live there."  
19 She indicated that they have to create some type of buffer, and it has to be a residential and  
20 commercial buffer. She explained that commercial and residential about everywhere; it's just  
21 how you have them about.

22  
23 Chair Limburg inquired what would happen to the existing houses closest to 700 West. Mrs.  
24 Ukena explained that Mr. Cutrubeus owns the majority of the houses. Chair Limburg asked  
25 where Mr. Taylor's house is located. It was pointed out that Mr. Taylor's house is located next  
26 to one of Mr. Cutrubeus' properties (sixth house in from the corner of 700 West). Chair Limburg  
27 stated that they need to protect the adjacent homeowner(s).

28  
29 Mrs. Ukena informed the Commission that they need to move the zone boundary line up; if they  
30 do not, they will not be able to do anything with the area and it will stay blighted. Chair  
31 Limburg indicated the last time they discussed this issue, Commissioner Tanner did not think  
32 130 feet was enough space for the residential. He went on to say the City Council felt the  
33 Judkins house (the house on the corner of 700 West and 4400 South) would go commercial.  
34 Mrs. Ukena stated the concern is always "here comes commercial" but that doesn't mean the  
35 commercial is on 4400 South – it means the landscaping is on 4400 South.

36  
37 Mrs. Ukena informed the Commission that Mr. Cutrubeus has C-3 property in the front (on  
38 Riverdale Road) now, and the sky is the limit. She went on to explain, in the back portion of his  
39 properties, they need to do something that is not going to impact the residential area.

40  
41 Mrs. Ukena commented that somewhere along the process, someone is going to have to give.  
42 She advised the Commission that they have no control over development; they have control  
43 over zoning.

44  
45 Mrs. Ukena went on to inform the Commission that as of right now, Mr. Cutrubeus' focus is on  
46 the frontage piece, and he would transition the back pieces. She explained that there have  
47 been discussions with Staff and the Mayor regarding vacating 4450 South to develop Mr.  
48 Cutrubeus' properties as one contiguous piece of property; and in return, he would have to give  
49 up a portion of his corner property for another turn lane on 700 West.

50

1 Commission Tanner questioned don't you think if he develops that, and everyone hates it, he  
2 will buy out all of 4400 South; and that is what he wants.

3  
4 Mr. Daily stated as of now C-3 zoning exists, and he could develop hard-core commercial to that  
5 point.

6  
7 Mrs. Ukena inquired again, would you buy it and live there. If not, how many people do you  
8 think would? She stated that those individual would not be able to sell their property because  
9 there is not market for it. Chair Limburg stated that the median age for the individuals that live  
10 in that area is 65 to 70 years old. He went on to say there would be renters and absentee  
11 landlords, and they need to think what will happen 20 to 25 years out.

12  
13 Mrs. Ukena advised the Planning Commission that property in question is developable land;  
14 they have to be able to look past who is developing the land. Chair Limburg indicated if you go  
15 back to Richard Chong, he has mixed use and patio homes. Mr. Daily added the General Plan  
16 shows the area as residential right now; however, that is taking something away from someone  
17 and there is a price to pay for that.

18  
19 Mrs. Ukena stated whatever is left is up to you; is it commercial or is it residential.

20  
21 Mrs. Ukena informed the Commission that Mr. Cutrube is moving forward with a site plan right  
22 now. She questioned if the difference between the recommended line and the 130 feet could  
23 be something other than residential. Chair Limburg pointed out that there is not even a  
24 designation. Mrs. Ukena indicated they could utilize a mixed-use zone or the low impact zone  
25 and stated that 50 feet would have to be landscaping. Mrs. Ukena went on to say Mr. Daily  
26 wrote an ordinance a few months ago that would work for the City and the area; however, the  
27 City Council didn't address it and told him to present it to the Planning Commission.

28  
29 Mr. Daily stated that he would like to hear what the Commission's feelings are regarding the  
30 demarcation line. He added that he believes Mrs. Ukena has made some good points.

31  
32 Commissioner Farr questioned if Staff knows what the proposal for the area is and is not telling  
33 the Planning Commission. Mr. Daily indicated that Mr. Cutrube would like to have restaurants  
34 in the front portion of the property. Mrs. Ukena added that he has not specifically told Staff  
35 what he has planned. Commissioner Farr stated that he has something planned. He went on  
36 to say that 4400 South has been a preserved road for Riverdale City; the City utilizes it for all  
37 kinds of things. He believes the City should preserve it as a residential area. If the housing is  
38 deteriorating, knock them down or clean it up.

39  
40 Commissioner Eskelsen stated that she believes Riverdale has so much commercial already, she  
41 would like to see more residential in the City.

42  
43 Commissioner Hunt indicated that he believes he can see what Mrs. Ukena is visioning but once  
44 you start letting it go commercial it will go more. He noted that he likes the idea of the mixed  
45 use, and what she is trying to do is control the commercial in a compromised way. However,  
46 Commissioner Hunt expressed concern that everything in Riverdale is going commercial.

47  
48 Commissioner Tanner stated that Mrs. Ukena has some good ideas. However, she agrees with  
49 Commissioner Farr; she has always viewed the issue of 4400 South as staying residential. The  
50 more they give, the more it will go commercial.

1  
2 Chair Limburg noted if there were a light at 900 West and a roundabout at 700 West, he would  
3 have to agree with Commissioner Tanner. As of right now, he will have to see how the mixed-  
4 use zone will play into everything before he makes a recommendation.

5  
6 Mrs. Ukena explained that she did not put any ratios in the mixed-use ordinance. She asked  
7 the Commission members to disregard the property in question and apply the mixed-use zone  
8 to other areas in the City and to keep in mind that they need to protect all residential areas  
9 within the City.

10  
11 Commissioner Hunt stated that there is a negative impact that comes with everything. Mrs.  
12 Ukena acknowledged that there is a very strong negative impact that comes with abutting  
13 residential to commercial.

14  
15 Mr. Daily inquired if the Commission wanted further study on the demarcation line for the  
16 properties in question. Commissioner Eskelsen stated that this is a whole new concept and  
17 looking further down the road, they just cannot make a snap decision. Commissioner Hunt  
18 added that sometimes he has a hard time visualizing what they are talking about, and it would  
19 be nice to go out and look at what they are discussing.

20  
21 It was decided that the Planning Commission would take more time and further study to make  
22 a recommendation to the City Council regarding the demarcation/zone boundary line and  
23 zoning for the properties between 700 West and 900 West and 4400 South and 4450 South.

24  
25 **Discussion pertaining to amendments to Title 10, incorporation of a "Mixed Use**  
26 **Zone"**

27 Mrs. Ukena indicated that she would like the Commission to view the mixed-use zone as a  
28 "mixed, compatible, residential-commercial zone". She explained that it is compatible with  
29 residential and commercial and the goal is to have higher control over non-residential uses.

30  
31 Mrs. Ukena stated that she did not want the Commission to think only of one area; she would  
32 like them to think of three or four areas that they could incorporate the zone. She referred to  
33 the Office Park area. Mrs. Ukena indicated that they could have condominiums along the river.  
34 She stressed that it is important to use natural barriers such as the river and hills.

35  
36 The next area that was discussed was the Cinedome area. She explained this is an area where  
37 she differs in ideas from Wilbur Smith Associates. She believes they could utilize the lower  
38 portion with a residential use - something like condominiums; she indicated that a single-family  
39 use would be a very poor use. She went on to say the upper portion should be utilized for  
40 commercial with some type of entertainment use. She explained that the Cinedome building  
41 should be razed because the seismic upgrade would financially devastate anyone. She went on  
42 to say there are a lot of changes to the grade in this area and it is a natural barrier.

43  
44 Mrs. Ukena pointed out that University Avenue in Utah County is just like Riverdale Road, and  
45 they have planned it very well. She encouraged the Planning members to go and look at it.  
46 She stated no matter where you go, commercial abuts residential.

47  
48 **2005 Annual Planning Commission Meeting Schedule**

1 Ms. Douglas informed the Planning Commission that the City Council and RDA would be  
2 conducting a meeting every Tuesday in January and probably every Tuesday for the first  
3 quarter of the year. She inquired what the Commission would like to do with their meeting  
4 schedule. Would they like to move the location of meeting to another building or would they  
5 like to move the day of their meeting?  
6

7 It was suggested that the Planning Commission moved their meetings to the second and fourth  
8 Wednesdays for the month of January. In addition, Ms. Douglas noticed that she accidentally  
9 scheduled the Planning Commission's first meeting in November on the same day as the  
10 municipal election, which cannot happen. The first meeting in November was rescheduled to  
11 Wednesday, November 9, 2005. Finally, The Commission decided that they do not want to  
12 have their second meeting in November, which is two days before Thanksgiving; and they do  
13 not want to have their second meeting in December, which is two days after Christmas.  
14

15 **Motion** Commissioner Tanner moved to adopt the 2005 Annual Planning Commission  
16 meeting schedule as amended: move the January meeting dates to the second and  
17 fourth Wednesdays; move the November 8, 2005 meeting to Wednesday, November  
18 9, 2005; and cancel the November 22, 2005 and December 27, 2005 meetings.  
19 Commissioner Eskelsen seconded the motion. The motion passed unanimously.  
20

21 **Discretionary Business**

22 There was no discretionary business discussed at this time.  
23

24 With no further business to come before the Commission at this time, Commissioner Tanner  
25 moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed  
26 unanimously. The meeting adjourned at approximately 10:05 p.m.  
27

28 Attest:

Approved: January 13, 2005

29  
30  
31  
32 \_\_\_\_\_  
33 Michelle Douglas  
34 Planning Commission Secretary

\_\_\_\_\_

Greg Limburg  
Chair