



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 24, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: Allen Miller, Chairman
 Brent Ellis, Commissioner
 David Gailey, Commissioner
 Blair Jones, Commissioner
 Braden Mitchell, Commissioner
 Norm Searle, Commissioner
 Bart Stevens, Commissioner

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder, and 7 citizens.

A. Welcome & Roll Call

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present.

B. Consent Items

- 1. Approval of meeting minutes from:
March 10, 2009 Work Session
March 10, 2009 Regular Planning Commission**

Motion: Commissioner Gailey moved to approve the March 10, 2009, Work Session and Regular Planning Commission meeting minutes and waive the reading. Commissioner Mitchell seconded the motion.

Call the Question:

The motion passed unanimously.

C. Action Items

- 1. Discussion of possible rezone to develop and construct an Assisted Care Facility on 300 West Highland/Cherry Drive.**

Randy Daily reported that Mr. Brent Hill is proposing to rezone his property on 300 West near Highland/Cherry Drive in order to build an assisted care facility. He stated that the property is currently zoned R-1-10 and, at a minimum, would need to be rezoned to R-3. He explained that if the property is rezoned, the General Plan would also need to be amended.

Brent Hill reported that he would like to build an assisted living facility on his property and wanted to see if the Planning Commission was amenable to the concept before he goes any further. He stated that earlier this month he spoke with the immediate next door neighbors and they voiced their concerns and that they talked through the bulk of them. He explained that the latest design he is working on, has a carport and parking on the 300 West side with a

circular drive so cars can pull out head first. Commissioner Gailey inquired as to how many units would be in the facility. Mr. Hill replied that he would like to start out with eight, with a capacity of 16. He stated that he is thinking of building a two story facility. Commissioner Stevens inquired what the square footage of building would be. Mr. Hill replied that he is tentatively looked at 3,500 square feet on each level with a basement where the caretakers live and that some bedrooms could also be located downstairs. He explained that if they go with this design, there would also be a large patio. Commissioner Ellis inquired as to how many employees there would be. Mr. Hill replied that two employees are required at all times and one of them would be a live-in resident. Commissioner Ellis inquired if Mr. Hill could estimate how much traffic the facility might generate. Mr. Hill replied that there could be several cars each day with additional traffic for birthday parties and special events. Commissioner Stevens reported that he has visited a number of assisted living centers and likes the concept. He stated that in order to go to the next step, he would like Mr. Hill to flesh out his plans and bring them back to the Planning Commission. He stated that he is concerned about what level of care they will be going to offer as there will be residents with differing mental and physical capabilities and wondered how they would incorporate outdoor activities. Mr. Daily stated that this item is just for discussion tonight to see if the Planning Commission agrees with the use for this property. He reported that the next step for Mr. Hill would be to submit a rezone request to the City to rezone the property, which would require a public hearing.

Commissioner Searle stated that he would like to see a good sketch of the project, including parking, to see how it would fit on the property to help determine if it is a good fit for the area. Commissioner Stevens stated that he has never seen an assisted living facility with residents using stairs and questions using a basement or downstairs for residents. Commissioner Ellis stated that he would like to see some type of security to keep the residents from going out on the road. Mr. Hill reported that he doesn't anticipate making this facility a lock-down facility and that residents will need to be able to come and go or they won't be able to live there. He stated that the resident living area will be on one floor and that he doesn't anticipate them using the stairs. Commissioner Gailey stated that before they consider a rezone request, he would like to see a more detailed concept plan. Mr. Hill stated that he would like to bring back additional information to the Commissioners at their next meeting.

2. Approve road extension of 1500 West to Ritter Drive.

Randy Daily reported that this item is for approval of a small subdivision of property to extend 1500 West to Ritter Drive. He stated that the City recently acquired this property and that the road extension is part of the General Plan. He explained that if there are any slopes greater than 20% once the road is engineered, then this item will need to come back before the Planning Commission. Chairman Miller stated that he really likes the idea of having this road go through as it will decrease response times for the fire department in this area. Lynn Wheeler expressed concerns over the road extension and inquired as to how it would affect his property. Mr. Daily responded to those concerns.

Motion: Commissioner Mitchell moved to recommend approval of the road extension of 1500 West to Ritter Drive. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

3. Discuss and recommend amendments to Title 10, Chapter 22 Planned Residential Unit Development, Section 4 General Requirements.

Mr. Daily reported that this draft represents the changes as requested from the January 13, 2009, Planning Commission meeting and that he also incorporated City Attorney, Steve Brook's comments into the revised ordinance. Chairman Miller stated that this has been a long time coming and feels that this draft meets everything they had asked for. Commissioner Searle stated that he feels this will be better to work with as it gives definitive guidelines and that it is to the advantage of citizens when they buy into a PRUD that the City will own and maintain the roads.

It was recommended that a public hearing be scheduled on April 14, 2009, for amendments to Title 10, Chapter 22 Planned Residential Unit Development, Section 4 General Requirements.

D. Discretionary Business

None

7. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:11 pm.

Attest:

Approved: April 14, 2009

Marilyn Banasky, City Recorder

Allen Miller, Chair