



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 9, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

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

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder, and 4 citizens.

A. Welcome & Roll Call

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

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
May 12, 2009 Work Session
May 12, 2009 Regular Planning Commission**

Motion: Commissioner Stevens moved to approve the consent item. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Discussion of a proposal to develop land on Freeway park Drive for Lifetime Products to use.**

Randy Daily reported that Cameron Cook is here to represent Lifetime Products and is asking to develop the property between the UTA Park and Ride and the Piano Gallery as an exterior display area for Lifetime Products.

Cameron Cook reported that he is representing the Boyer Company who is the landlord at the Freeway Park business complex. He explained that they have tried to come up with a solution for this piece of property since they started this project over ten years ago and they feel that this is a good use for it. He stated that Lifetime Products has a retail store called

Backyards Inc. that will be opening in the business complex at the end of June and they would like to use the vacant property as an outdoor showroom for their products. He reported that there are five different entities with easements on the property and that he has talked to all five entities and they have indicated that they don't have a problem with this concept. He stated that he is working on a site plan to bring back to next Planning Commission meeting. Chairman Miller inquired if they were planning on landscaping or using concrete. Mr. Cook replied that there will be a combination of landscaping, asphalt and rubber mulch. Commissioner Mitchell inquired if they will install some sort of fencing. Mr. Cook replied that they need some sort of fencing that prohibits access but has good visibility. Mr. Daily inquired about watering the landscaping and lighting. Mr. Cook replied that they will most likely tie into the secondary water for the grass and is still working on lighting. Mr. Daily inquired if they would want a sign on the display area. Mr. Cook replied that their main signage will be on the pylon sign and the building, but that they will most likely put a small sign on fence. Mr. Daily stated that because the store and the display area are not contiguous he wondered if clientele will be escorted to the display area. Mr. Cook replied that they have a couple of options to take clientele to the display area. He stated that they can walk them through the Piano Gallery parking lot or down the sidewalk. Mr. Daily inquired if the display area will be used year round. Mr. Cook replied that it will be. Commissioner Searle stated that he thinks it is a good idea but the important thing is that it looks nice and meets the landscaping requirements as well as being maintained. He feels that security and good lighting is important. Mr. Cook stated that since Backyards Inc. will be opening the last week of June, he was wondering if they bring the site plan to next Planning Commission meeting could it be approved at that meeting. Mr. Daily stated that since this approval doesn't involve a building or setbacks he feels that they could do a preliminary and final site plan approval in one meeting as long as they get all their questions answered. Commissioner Stevens stated that he uses the UTA Park and Ride and feels that it would be a good use of the property, but he is concerned about security and making the property look nice. **Chairman Miller asked for consensus to consider both the preliminary and final site plan approval at the June 23, 2009 Planning Commission meeting. Consensus was reached.**

2. Discussion and consideration of setting a public hearing to rezone property located at approximately 5447 South 600 West from R-2 to A-1.

Randy Daily reported that David and Nanette Combe are present and that they want to rezone their R-2 property to A-1 in order to tie it into their current A-1 property to make it contiguous to the road and subdivide out a one acre lot in between the two existing homes. David Combe reported that he has lived on this property since he was five years old and is in the process of buying the rest of property from his parents. He stated that he wants to combine the back property with the house to make it all A-1. Nanette Combe stated that they also want to apply for a kennel license as they have two dogs and want to comply with the Riverdale City ordinances. She stated that they want all the property zoned A-1 except the parents home, which will remain R-2. Commissioner Gailey inquired why they wanted a kennel license if they only have two dogs. Mrs. Combe replied that their daughter lives with them and they have two dogs. Commissioner Gailey stated that his idea of a kennel is a structure to contain the dogs and asked if that is their plan. Mrs. Combe replied that they will put up a vinyl fence in the front yard, as the back yard is a hill and they already have a kennel. Commissioner Gailey inquired if they have four dogs, will they build a structure for dogs. Mr. Combe replied that only two dogs are on the property now as the other two are on

his property in Marriot-Slaterville. Chairman Miller inquired if they rezone all the property A-1 including the house would they need to subdivide the property if they wanted to sell it. Mr. Daily replied that they will need to get a subdivision approval with the rezone. He stated that he will need to get with the City Attorney as he doesn't think the kennel license allows them to just fence in the front yard. Commissioner Searle reported that he looked at the property and everything is down hill from the fence for the PRUD common area and feels that this rezone could go either way. He stated that he talked to a new resident of Combe Farms and asked him about dogs and the resident said that about three months ago there was a problem with a loose dog that bit a lady as she carried a small dog, but that there hasn't been any problems since. Commissioner Searle explained that his only concern is what the A-1 zone could bring into that area and what impact that could have on the residents across the street as there are a lot of things that are allowed in an A-1 zone that aren't allowed in an R-2 zone. Mr. Daily stated that they are going through a lot of hassle to have a kennel and inquired as to why they don't fence off an area below and bring up two dogs at a time. Mrs. Combe stated that wouldn't work and that they are trying to make it right with the neighbors. Chairman Miller inquired if they have the option to deny the rezone request. Mr. Daily replied that a public hearing is held to discuss the rezone and then the Planning Commission's recommendation goes to the City Council for the final decision. He stated that the Combe's will need to provide the City with a legal description of property to be rezoned and recommends subdividing the property after the rezone is finalized. Chairman Miller inquired if they subdivide out a one acre lot for the house will they still have enough acreage to apply for a kennel permit as it requires two acres of property. Mr. Daily replied that they will own an additional 24 acres and as long as that is under their ownership, it could be done. He reported that if the other property ceases to be owned by the Combe's then they could not apply for or keep a kennel license. He stated that the Planning Commission needs to first set up the public hearing, but that the Combe's need to know their concerns. He explained that some may look at this as down-zoning and could be concerned about the uses that are allowed under an A-1 zone versus the uses that are allowed under an R-2 zone. He stated that the Planning Commission has to protect the citizens that currently live in the area. Commissioner Searle inquired how a rezone would affect the General Plan. Mr. Daily replied that if the rezone is approved, they would need to amend that the General Plan as it currently shows the area as low density residential.

It was decided to set the public hearing to consider a rezone of the property for the June 23, 2009, Planning Commission meeting as long as the fee is paid and the necessary documentation is received.

E. Discretionary Business

Mr. Daily reported that he wants to look at amending the A-1 zone and take out some of the uses that no longer belong in there.

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Searle moved to adjourn the meeting. Commissioner Stevens seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:23 pm.

Attest:

Approved: June 23, 2009

Marilyn Banasky, City Recorder

Allen Miller, Chairman