



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 14, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: David Gailey, Chairman Pro Tem
Braden Mitchell, Commissioner
Norm Searle, Commissioner
Brent Ellis, Commissioner
Blair Jones, Commissioner

Excused: Allen Miller, Chairman
Bart Stevens, Commissioner

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder and 3 citizens.

A. Welcome & Roll Call

Chairman Pro Tem Gailey welcomed everyone present and noted that all Planning Commission members were present except Chairman Miller and Commissioner Stevens who are excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
June 23, 2009 Work Session
June 23, 2009 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of approval of a preliminary site plan review for property zoned C-3, located at 4250 South 300 West.**

Randy Daily reported that Mark Babbitt from Great Basin Engineering will be representing Ms. Clements tonight. He stated that he talked to Fire Chief Doug Illum about fire access and that Chief Illum indicated that he is OK with the plan. Mr. Daily stated that Chief Illum discussed the possibility of taking two parking spaces in order to create a fire line. Mr. Babbitt reported that they could drop two tables from the restaurant in order to make it the parking ratios work. Mr. Daily stated that another issue was the placement of the dumpster on the plan and he reported that Ms. Clements stated that the location on the plan is wrong

and it will be moved on the final plan. He reported that another item is whether or not the parcel is considered a corner lot and if the road off 300 West to Shopko qualifies as a road to divide the parcel into a corner lot. He stated that it is his feeling that it does create a corner lot and that the developer can keep the setbacks as outlined on the preliminary plan. Mr. Daily stated that he doesn't know of any other issue except the elevation of the property and the retaining wall. Mr. Babbitt stated that the parking lot and building elevations will match the grade of the retaining wall with a 2-1 slope with groundcover. He reported that he has a letter from Shopko allowing access through the 300 West entry. Commissioner Searle inquired about the exterior lighting in the parking lot. Mr. Babbitt reported that it will have down-lighting so that there won't be any light bleed beyond property lines. Chairman Pro Tem Gailey inquired if Shopko has agreed to allow the development to use their parking lot as overflow parking. Mr. Babbitt replied that Ms. Clements has requested overflow parking from Shopko, but that they don't have anything in writing. Mr. Daily reported that the City Engineer still needs more detail and that the building will need fire sprinklers installed, but that they have enough information to consider a preliminary site plan. He stated that he was wondering about access from the first story to the second story so that the building would be in ADA compliance as elevators are expensive. Mr. Babbitt replied that because of the elevation change, ramps aren't feasible and that Ms. Clements is aware she will probably need to install an elevator. Mr. Daily inquired about their plans for storm water and detention. Mr. Babbitt replied that they can put detention in the parking lot and anything beyond that will be underground to handle the storm water runoff. Commissioner Searle inquired if the landscaping requirements have been met. Mr. Daily replied that they are over the 20% requirement for landscaping.

Motion: Commissioner Ellis moved to approve the preliminary site plan reviewed for the property zoned C-3, located at 4250 South 300 West. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

2. Consideration of approval of the improvements to the property on Freeway Park Drive between the Piano Gallery and the UTA park and ride lot for Backyards Inc.

Randy Daily reported that Carl Cook will be representing the Boyer Company instead of Cameron Cook tonight. Carl Cook stated that they have been looking for a tenant to improve this easement property and Backyards Inc. would like to use the property as a display area for their products. He reported that they have met with all the companies that have easements on this property, including Riverdale City, and was told that as long as Riverdale City has access they are OK with the improvements. He stated that Weber Basin has agreed to execute a letter outlining that the improvements could be there for 4-5 years and then they want to re-evaluate it. The letter would state that if they need access to their easement before then, they would exercise that right to modify or change it. He reported that there is a 30 foot gas easement in the center of the parcel and that Questar wants to upgrade their high pressure line in the next year or two and that they would need access to replace that line. He explained that when they are ready for the new gas line that the Boyer Company will work with them to replace any improvements that were disturbed. He stated that the Roy Water Conservancy has a number of water lines on the property and that they want a letter of agreement which would outline that they can be on site when improvements are being done in the area where

their lines are. Mr. Cook reported that they have done their best to talk to everyone and that they are all willing to allow the use of the property. Chairman Pro Tem Gailey inquired if there would be parking in front of the lot. Mr. Cook replied that customers will park by the store that is located just south of the parcel and they would walk to the display area. He stated that all purchases would take place in the store and this would just be used as an exhibit area. Commissioner Jones inquired if they will install a gate or keep the area open. Nate Ashby with Backyards Inc. reported that they plan on keeping the area open and install a small vinyl fence. He stated that their goal is to display their products and upgrade the area. Commissioner Mitchell stated that he is concerned that people could go in the area at night and use it as a playground. Mr. Daily replied that they can put up signs that state there is no trespassing after a certain hour. Mr. Ashby reported that they will post signs that adult supervision is required. Commissioner Searle inquired if the display area will be lit at night. Mr. Ashby replied that they don't have any plans of lighting the area because of financial reasons and they don't want to do much digging due to the easements. Mr. Daily inquired if there would be a need for signage on the parcel. Mr. Ashby replied that they have good signs on the retail building, but will need to figure out some sort of sign at the display area to direct people to come into the store. Mr. Cook inquired if they could get additional signage because the display area is a separate subdivided parcel. Mr. Daily replied that they could look into that for informational signage. Chairman Pro Tem Gailey inquired if Mr. Cook would be agreeable to having an agreement signed by all the parties who have easements agreeing to the improvements. Mr. Cook replied that there are recorded easements with the five utility companies that define rights and feels that the recorded easements are sufficient instead of having an agreement. He stated that they are treading very carefully and realize that at any time the utility companies could exercise their easements and use the property. Mr. Daily stated that he feels that would be acceptable to the City.

Motion: Commissioner Searle moved to forward this to the City Council and recommend approval for improvements to the property on Freeway Park Drive between the Piano Gallery and the UTA Park and Ride lot for Backyards Inc. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

3. Discussion of proposed changes to Title 10, Chapter 8 Agricultural Zone (A-1).

Randy Daily reported that he created a new zone designation of A-2 and took a lot of the commercial uses from the A-1 zone and put them in that designation and that the A-2 zone would require a 2 acre minimum. He stated that if someone wanted a use that is allowed in the A-2 zone, they would need to petition for a rezone of the property to A-2. He stated that the public hearing for the Combe rezone request from R-2 to A-1 in order to be allowed to have a dog kennel, will be held at the next Planning Commission meeting. Mr. Daily stated that the kennel license could be moved to the A-2 zone instead of the A-1 zone. Chairman Pro Tem Gailey stated that he is worried about changing the kennel designation with the Combe rezone request outstanding. Mr. Daily replied that the Combe's would be vested. Commissioner Jones stated that the Combe's are just doing it for licensing purposes and not raising dogs which is the most common definition for a kennel. Mr. Daily replied that a kennel permit allows for more than two dogs and that maybe it should be further defined for a

commercial kennel versus just having more than two dogs as pets. He reported that he will work on a clearer definition of kennel and bring it back to the Planning Commission.

E. Discretionary Business

None

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Ellis moved to adjourn the meeting. Commissioner Mitchell seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:10 pm.

Approved: July 28, 2009

Attest:

David Gailey, Chairman Pro Tem

Marilyn Banasky, City Recorder