



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 14, 2010 at 6:30 p.m.** at the Riverdale Civic Center, 4600 S. Weber River Drive.

Members Present: Allen Miller, Chairman
Braden Mitchell, Commissioner
Michael Staten, Commissioner
Brent Ellis, Commissioner
Bart Stevens, Commissioner
Blair Jones, Commissioner

Excused: Mike Hall, Commissioner

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder; and 6 citizens

A. Welcome & Roll Call

Chairman Miller welcomed everyone and noted that all members were present except Commissioner Hall who is excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
August 24, 2010 Work Session
August 24, 2010 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of Conditional use Request for Cell Phone Facility (equipment and dish antenna) located at Christian Heritage School, located at 5120 S. 1050 W.**

Randy Daily reported that this is a request for to place a Cell Phone Facility on the roof of the Christian Heritage School. He stated that the Planning Commission previously received a request from Clear Wire to place the same equipment at the Motor Vu Drive-in, but that the Motor Vu declined to have it placed there. He stated that Clear Wire is proposing a roof top attachment which meets the current ordinance requirements and is an allowed use. He stated that the ordinance requires that the equipment be painted to match the installation area so that it is not obvious. He stated that the plan shows a plug for a back-up generator and inquired

about that. Jared White from Clear Wire, replied that there will not be a permanent generator installed and that the vast majority of generator plugs are not used. He stated that is gives them the option for a temporary generator if they lost power. Commissioner Staten inquired if the façade wall was white or blue. Mr. White replied that the wall is blue and the top of the roof is white. He replied that they don't care what color they paint them, but stated that people are used to seeing the typical flat gray antenna color and feels it blends in to the skyline better. Commissioner Stevens concurred with keeping the equipment a flat gray color because it will be viewed against the skyline. Mr. Daily stated that is the call of the Planning Commission as this is a conditional use.

Motion: Commissioner Mitchell moved to approve the request for the placement of a Cell Phone Facility at Christian Heritage School located at 5120 S. 1050 W. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

2. Consideration of preliminary site plan for the Larry H. Miller Chrysler Jeep Dodge development located at 1481 W. Riverdale Road.

Randy Daily reported that the RDA has approved the use for a car dealership at this location and stated that the Planning Commission has before them the preliminary site plan for consideration. He stated that the development will be under the CP3 zone and that there are four existing zones on the property. He stated that after all the approvals and acquisition of properties are completed the Miller Group will request to rezone the property to one zone, which will probably be CP3. Mr. Daily inquired if the property owned by the Miller Group that is being shown as church owned will be owned by the Alpine Church or Larry H Miller. Trent Jones from the Miller Group stated that the portion for the church will be subdivided out and given to the church. Mr. Daily stated that the CP3 zone requires that a wooden or ornamental masonry fence not less than six feet tall be placed adjacent to residential property. Dee Hansen, representing the Miller Group, stated that there is a corner that is adjacent to the residential area which drops off and wondered if that area needed the fence. Mr. Daily stated that they are trying to protect the residential area from the view of the commercial property with a fence, but it is possible that the hillside could take care of that requirement due to the elevation of the area. Chairman Miller stated that the ordinance requires them to have a six foot screening fence and that they have required other developments to do that. Mr. Daily replied that the Planning Commission needs to be satisfied that they are protecting the adjacent residential zone. Brent Bigelow representing the Miller Group, stated that their intention is to buffer the residents and that corner is wooded and provides a natural buffer. Mr. Daily inquired if there will be any other screening of the site. Mr. Bigelow replied that the perimeter is typically security rail so as to not obstruct the view into the lot. Dee Hansen stated that the area drops off 20 feet next to the residential area. Mr. Daily stated that the hill goes down into the back yards and inquired if they will leave the current trees and landscaping on the hill. Mr. Bigelow indicated that they would leave the hillside as it is. Mr. Jones stated that the residents at the bottom of the hill have a chain link fence that runs the entire length of those properties. Chairman Miller stated that he would want a fence at the top of the hill if his property was at the bottom. Commissioner Mitchell stated that his house backs up to a wooded area and if someone wanted to build a block wall at the top of it, he wouldn't be very happy. Mr. Daily stated that

if they decide that the fence is not needed for the wooded area, they will still need a partial fence to screen the dwelling that is there.

Mr. Daily stated that another issue is the lighting that will need to be diffused so it doesn't flood over into the adjacent areas. Mr. Bigelow replied that the lights off the building will be diffused and the light from the pole structures are blocked on the back side. Commissioner Staten inquired if the landscape percentage includes the hillside and the UDOT right of way. Mr. Daily replied that the Planning Commission can allow it to be counted if they chose to and reported that he has never had a nuisance complaint on the hillside. Commissioner Staten stated that he would like to see the landscaping broken down on the site plan. He stated that in 10-14-12(2)(b) it states that landscape screening is required for parking or storage areas visible from any roadway in the form of a gentle berm. He inquired if that berming requirement would apply. Mr. Daily replied that they can do some subtle berming, but that berms are a big water waster. He stated that they would allow the Miller Group to create some kind of xeriscape if they chose to. He stated that the detention pond will be also be landscaped. Dee Hansen reported that UDOT will not allow berming in their right of way as it is a line of sight issue. Commissioner Staten stated that he would like to see that addressed on the final plan. He expressed concern with the detention pond and requested a soils engineer be consulted to address the effects of having a detention basin on the hillside as a condition of approval.

Mr. Daily reported that the site plan is only showing one fire hydrant and stated that Fire Chief Illum will probably want more and suggested that the Miller Group get together with him to review hydrants. He inquired if the water easement for the City will be shown on the utility plans. Mr. Jones stated that it should be and that they are working on it and shouldn't need to move it. Mr. Daily requested that they show where the pylon signs will be placed on the final site plan. Chairman Miller stated that the site plan shows 688 parking spots and requested that they designate which ones are for employees and customers. Mr. Jones stated that they will do that. Chairman Miller stated that another car dealership in town will have employees park on the street when they have too many cars on the lot and he doesn't want to see that. Mr. Bigelow stated that the 688 spaces includes the church parking and feels that will be sufficient for their operation. He explained that the oval area is designed for car hauling and unloading of the cars. Commissioner Ellis inquired if they are going to use the secondary water system that dead ends on their property. Mr. Jones stated that he wasn't sure what he was talking about. Commissioner Ellis stated that he is the ditch master for that ditch and it goes from Gibby Floral under Riverdale Road and was used to water the orchard on the Myers property. Mr. Jones stated that they are not planning on maintaining that. Commissioner Ellis stated that they will need to seal off the pipe and that he can help them with that. He stated that they will want to get it taken care of before construction, but that they could use the system for secondary water for the landscaping. Commissioner Stevens inquired how many employees they will have on a week day. Mr. Bigelow replied they would have 80 employees on a regular week day. Commissioner Stevens stated that he wants the landscaping to be attractive and break up the view of asphalt, but he feels that a parking stall for a car dealership is as valuable to the dealership as a cubicle is for an office building. He feels that the Planning Commission should extend latitude in the landscaping ordinance for car dealerships. He suggested that the Miller Group consider allowing the building to have multi uses. He stated that Tony Divino Toyota allows the high school to hold school dances in their showroom and suggested that the Miller Group consider

something similar. Commissioner Mitchell stated that they are excited about this project and supports the idea. He expressed concern with increased traffic on Ritter Drive from customers taking test drives. He wondered if the Miller Group would consider placing an island so traffic leaving the dealership would have to go to Riverdale Road. Mr. Jones expressed concern that there is only one entrance/exit from the dealership and that is on 1500 west. He stated that putting an island in the roadway would impede the car haulers and restrict traffic flow. Mr. Bigelow stated that they heard about the concerns of Ritter Drive and met with the car haulers to come up with a plan to alleviate traffic on Ritter Drive. He stated the oval design will alleviate that. He stated that they could ask their employees to direct customers to Riverdale Road when test driving. He stated that it is the natural tendency to go to the freeway for a test drive and not a residential area. Dee Hansen stated that when they did the traffic study on the site, a car dealership has the least traffic impact and will generate the same amount of traffic as a busy fast food restaurant such as Wendy's. He stated that this is an ideal situation since there is only one traffic access. Commissioner Mitchell stated that he agrees that this use will have the least traffic impact and wondered if they could put up a right-turn only sign. Mr. Bigelow stated that they will do what they can.

Motion: Commissioner Staten moved to approve preliminary site plan for the Larry H. Miller Chrysler, Jeep, Dodge development located at 1481 W. Riverdale Road with conditions as discussed. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

3. a. Discussion of amending Title 10, Chapter 14, Section 4: Yard Regulations.

Randy Daily stated that he is proposing this change due to the new International Residential Code. He reported that this change affects the setbacks for structures that exceed 200 square feet in area and for those structures less than 200 square feet the setback is dictated by the zone it is in.

b. Consideration of setting a public hearing to amend Title 10, Chapter 14, Section 4: Yard Regulations.

Motion: Commissioner Staten moved to set a public hearing to amend Title 10, Chapter 14, Section 4: Yard Regulations. Commissioner Mitchell seconded the motion.

Call the Question:

The motion passed unanimously.

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 Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:32 p.m.

Approved: September 28, 2010

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder