



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 26, 2011 at 6:40 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused Mike Hall, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and five members of the public.

A. Welcome & Roll Call

Chairman Mitchell welcomed everyone to the meeting and stated for the record all members were present except Commissioners Hall who was excused.

B. Open Communications

No comments.

C. Presentations and Reports

Mr. Daily told the Commission there were no major changes to the Community Development Report in the last few weeks. He said that In-N-Out Burger has a plan review scheduled and is expected to break ground within the next month and RC Willey is in the process of an external facelift with the building's exterior changing from blue and white to earth tones. There were no questions on the report from the Commission.

D. Consent Items

1. Approval of meeting minutes from:
March 22, 2011 Work Session
March 22, 2011 Planning Commission

Chairman Mitchell asked for any changes to the previous meeting minutes. There were none.

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

Call the Question:

The motion passed unanimously.

E. Action Items

1. **Discussion of proposal for expansion of the site plan for the Aunt Nancy's assisted care facility to be located at 1580 Ritter Drive.**

Mr. Daily asked if this item could be proposed until the petitioner arrived and Chairman Mitchell explained to the public that the Commission would address tonight's agenda items out of order.

2. Discussion of Title 10-21-12 “Small Subdivisions” and consolidation of properties owner by the Larry Miller Group for the purpose of the development of the Larry Miller Chrysler/Jeep auto dealership, located at 1481 West Riverdale Road into a single parcel designated as LOT 1. Also included in the subdivision are parcel LOT 2 that will be conveyed to Alpine Church, read dedication property 1275 West that will cul-de-sac and all required utility easements.

Mr. Daily said that under this proposal all of the properties in the Larry H. Miller purchase would be consolidated into one large parcel with all former property lines dissolved. According to Mr. Daily the Lot 1 designation will allow the owners to move forward with their plans to improve and landscape their property. He said with a favorable recommendation from the Commission, the request will go before the City Council for their consideration. Mr. Daily added that Lot 2 has already been conveyed to Alpine church for their parking lot.

Commissioner Ellis said he thinks it makes sense to set it up like a small subdivision removing all the parcel lines.

Motion: Commissioner Staten moved to approve the petitioner's request to consolidate the properties as outlined. Commissioner Ellis seconded the motion. According to Mr. Daily, following approval by the Council, a mylar will be provided for signature by Chairman Mitchell and the appropriate city officers to be filed with the city.

Call the Question:

The motion passed unanimously.

3. Discussion of setting a public hearing for an overall rezone proposal for the Larry Miller Chrysler/Jeep auto dealership to rezone the entire site to a commercial designation.

Mr. Daily informed the Commission that this rezone request would give the consolidated parcels for Larry H. Miller one commercial designation. He referred the Commission's questions to Dee Hansen who represents Miller Family Real Estate. Mr. Hansen said that the Larry Miller Group recently closed on a UDOT parcel of land and is finally in a position to petition the Planning Commission to change the three zones into one commercial zone to meet the needs of the development. According to Mr. Hansen, Lot 2 is now owned by the Alpine church as part of their parking lot and if this rezone is allowed the Miller Group's next step in the construction process will be to create a cul-d-sac and roadway.

Commissioner Hilton asked Mr. Daily if Alpine church planned to petition the Commission to dissolve their lot line to incorporate Lot 2 and make it one piece of property, Mr. Daily said as a nonprofit organization with an R1-10 designation there would be no need to dissolve the lot line but he added that Alpine Church could petition the Commission to do this at some point in the future. He said that he would follow up with them about the possibility.

There were no additional comments or questions. Chairman Mitchell asked the Commission what zoning they believed was appropriate for the Larry H. Miller Group property and Commissioner Ellis suggested a CP 3 designation.

Motion: Commissioner Ellis moved to set a public hearing to rezone the entire Larry H. Miller site to CP 3 commercial designation. Commissioner Hilton seconded the motion.

Call the Question: The motion passed unanimously.

1. Continued Discussion of proposal for expansion of the site plan for the Aunt Nancy's assisted care facility to be located at 1580 Ritter Drive.

Mr. Daily said although he understands what the petitioner is requesting he doesn't feel comfortable making the request on behalf of the group without one of their representatives present so he suggested that the proposal be tabled at this time.

Commissioner Stevens asked if this second proposed building would be separated from Aunt Nancy's assisted care facility and Mr. Daily confirmed that it would be independent physically and under different ownership. One of the petitioners, Leon Poulsen, arrived to answer the Commission's questions and said the new proposed wing would accommodate assisted care patients and individuals with illnesses like Alzheimer's who require greater supervision. Commissioner Stevens asked about the number of units and Mr. Poulsen said the plan is to build 24 high security units in addition to Aunt Nancy's approved 52 clients with the option to add 20 more. According to Mr. Poulsen, although the ownership of the two will be different, both complexes will be managed by the same individual who currently oversees Mountain Ridge Assisted Living in South Ogden.

Commissioner Stevens asked if there would be joint reciprocal agreements for common use areas and parking between the two facilities so that they have the appearance of one campus. Mr. Poulsen said he envisioned a breezeway or walkway between the two that both could use, but added that the state has strict regulations on the second higher-security building which they would need to comply with. Mr. Daily read the requirements for an assisted care facility to the Commission and said this is just a concept discussion to see if the Planning Commission will allow this type of use adjacent to Aunt Nancy's assisted care facility. He added that determining if the two would be self-sustaining with reciprocal cross access agreements could be worked out later.

Commissioner Stevens said he is hesitant to support a rezone proposal for a conceptual discussion in case the intended purpose doesn't come about. He said he likes the idea and thinks this is a good location and supports additional discussion once the developer has a better idea of what they are proposing. Mr. Poulsen said funding for the project should be finalized within the next month allowing the developer to move forward in creating a more specific plan for the Commission to consider. He added that he also owns the adjacent property and would like to see patio homes or condos built in the future when the market will support that type of development.

Commissioner Hilton said that he also feels the project isn't far enough along to request the Planning Commission rezone the property at this time. Commissioner Staten said he doesn't want to rezone the property until the plans are more concrete and the Commission can evaluate how the additional traffic on Ritter drive will impact the area. He added that he would like some professional guidance and advice from the City Attorney Steve Brooks or an engineer to clarify what would happen in the event that the Commission grants a rezone request but the intended

purpose doesn't happen, specifically if that would open the door for other uses too.

Commissioner Hilton asked what input Mr. Poulsen had received from the project's residential neighbors. Mr. Poulsen said he has spoken to each individually and according to him, none of them had expressed concerns, especially with a fence around the facility. Commissioner Hilton asked about traffic concerns and Mr. Poulsen said he isn't sure how much traffic a facility like this would create. Commissioner Ellis said this is an interesting concept that the Commission would be willing to consider once funding is secured and the plan is developed further.

Mr. Daily said he has a full set of plans for Aunt Nancy's assisted care facility but has been instructed to hold off reviewing them until the funding comes through. Commissioner Stevens encouraged Mr. Poulsen to pursue his proposal once funding has been secured as he believes it would be a good use of the land.

Motion: Commissioner Hilton moved to table this motion until the petitioner is prepared to bring the request back before the Commission. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

F. Discretionary Items

Commissioner Ellis invited everyone to a spaghetti dinner Friday night 5 p.m. to 7 p.m. at Riverdale School for the Lions Club.

Motion: There being no further business to come before the Planning Commission Commissioner Hilton moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting adjourned at 7:18 PM.

Approved: June 14, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder