



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 12, 2011 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Randy Daily, Community Development Director and Ember Herrick, City Recorder and 5 members of the public.

A. Welcome & Roll Call

Chairman Mitchell welcomed everyone to the meeting and stated for the record all members were present.

B. Open Communications

Riverdale City Council member Alan Arnold said he was addressing the Planning Commission tonight as a Riverdale resident with concerns about how Scenic Development's proposal to build apartments could impact Ritter Drive. He said as a Council member last year he voted to keep Ritter Drive open to through traffic but he now supports the traffic restrictions put in place to reduce congestion on the road. Mr. Arnold said he is concerned an apartment complex behind Sam's Club will create traffic congestion and instead supports the land being developed for office space with the revenue from the development being used to improve Ritter Drive. Mr. Arnold said he is concerned because the Council voted down a proposal by Scenic Development a month ago in a three to two vote and now the petitioner is back again with a modified petition appealing to the Planning Commission.

C. Presentations and Reports

Community Development Director Randy Daily told the Commission new businesses that have announced they are coming to Riverdale include The Gap which will be located adjacent to RC Willey and Aarons Rent to Own which will be located near the former Macys building. According to Mr. Daily, Best Buy will be moving to the former Circuit City building and the Design and Review Committee will look at the proposed changes to the building exterior this week. There were no comments or question on the report.

D. Consent Items

1. Approval of meeting minutes from:
 June 14, 2011 Work Session
 June 14, 2011 Planning Commission

Chairman Mitchell asked the members of the Planning Commission if any changes needed to be made to the previous meeting minutes. None were noted.

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

Call the Question:

The motion passed unanimously.

E. Action Items

Chairman Mitchell said the Commission was being asked to review a revised proposal from Scenic Development for a high density housing complex to be constructed on a piece of property behind Sam's Club currently zoned for an office park development. Mr. Daily said Scenic's concept review proposal tonight will focus on the new aspects of their modified plan. He said the proposal is coming before the Planning Commission as part of the petition process in accordance with legal guidance from Riverdale's City Attorney Steve Brooks and URMMA Land use Attorney Jody Burnett. Mr. Daily said if the petitioner's concept plan is accepted by the Planning Commission allowing the developers to proceed, it will be useful to look at a new city-wide overlay ordinance. According to Mr. Daily, Mr. Burnett and Mr. Brooks advised the Commission to only address Scenic's proposal tonight.

Chairman Mitchell asked for a brief overview of the changes and Kim Rindlisbacher from Scenic Development said this third concept plan has all structures built out of the floodplain with a single story clubhouse to maintain the view corridor and a strip of land converted into a public park and trail, all in response to Council requests and concerns. According to Mr. Rindlisbacher, the Unity Bridge will most likely not be built until the cost of material decreases but the proposed apartment complex's trail will connect with the bridge when it is constructed. He said density had been cut to 240 units which is the minimum number of apartments they can construct and still offer amenities to attract good tenants and make a profit. According to Mr. Rindlisbacher, the traffic study they commissioned found that an office park will generate two times the traffic of his company's proposed apartment complex. He said in addition to property tax revenue, the proposed housing development will generate an estimated six million dollars of local revenue for the city as residents shop close to home. Mr. Rindlisbacher said they are open to suggestions from the Commission if they have additional concerns about the concept plan and are in support of entering into a developer's agreement with the city.

Commissioner Staten asked about the height of the proposed buildings and Mr. Rindlisbacher said they are three story buildings for a maximum of 35 feet. Commissioner Stevens asked about what had been done to cut the density of the proposed complex and Mr. Rindlisbacher said two buildings had been removed along with the proposed senior housing which had been replaced with a park. Commissioner Ellis asked Mr. Daily about the current zoning ordinance and Mr. Daily said it is zoned office park, which won't allow high density housing without a zone change. Commissioner Stevens asked about safety risks along the river area and Mr. Rindlisbacher said there will be fewer children living in their complex than in the trailer park across the river with an estimated 30-45 elementary aged children. Mr. Rindlisbacher said the complex's proposed playground will be built away from the river and the pool and hot tub are located in a gated area opened only with magnetic cards. He said the apartment management will educate residents about safety issues in relation to the river but they can't control who walks on the trail.

Chairman Mitchell said he is on the Riverdale Elementary Community Council and has heard concerns from local school teachers and administrators that many of the students they test are not students they teach during the year because of the transient nature of rental housing. He said there is real concern that the school's test scores are lower and their funding is affected because of these numbers. Chairman Mitchell said he doesn't support this apartment complex proposal because the city already has more rentals than they are required by state statute. Commissioner Hilton said he is impressed with the developer and if the proposed area was zoned for apartments he would be inclined to support the proposal but he feels there is wisdom in the general plan where the land is intended for office space, which the city has a greater need for than apartments. Commissioner Staten said he supports personal land use rights but he also feels strongly that the general plan and zoning ordinances are intended to benefit the majority of the city's residents and should be considered in this case as this area along the river is the heart of Riverdale's recreation zone. He said the market has changed but not the needs of the city and he feels it is the mandate of the planning commission to make land use decisions based on the interests of the majority of the residents, in accordance with the general plan. Commissioner Ellis said he likes the proposed development and would like to see it built in Riverdale, but in a different location. He said he is concerned the park would be considered part of the complex and not for public use.

There were no additional comments and Mr. Daily asked that a motion be made on Scenic Development's concept proposal.

Motion: Commissioner Hilton made a motion to deny the petitioner's request to build a multi-family apartment development on 900 West and River Park Drive. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

Mr. Daily told the Commission that the upcoming strategic planning meeting on August 30, 2011 will be an opportunity for the Council and Commission to discuss changes they feel need to be made to update Riverdale's general plan. He asked them to review the plan and email him their suggestions, issues, and concerns in the coming weeks before the meeting. Commissioner Staten asked if the process would be improved over last year when he and other members of the Planning Commission came with suggestions to revise the general plan and then were dismissed without any further discussion or any action being taken on their recommendations. Mr. Daily told the Planning Commission that they are the owners of the general plan and have the authority to update the plan as a committee independent of the City Council. Commissioner Ellis asked if the Council was aware of this and Mr. Daily said amendments and improvement have been made to the general plan periodically through the public hearings process.

Commissioner Staten asked if the Commission's suggestions for change need to be in amendment form and Mr. Daily said not necessarily and told the Commission he would relay their concerns so that there was more discussion and dialogue at this year's meeting. Commissioner Stevens said he was also frustrated following last year's meeting and recommended that the city manager and mayor facilitate the discussion at the upcoming combined strategic planning meeting. Commissioner Staten asked Mr. Daily to relay the Planning Commission's concerns to the mayor and city manager so that members of the commission can make a meaningful contribution to the community by updating Riverdale's

general plan. Mr. Daily reiterated that staff and the Council didn't intentionally dismiss the Planning Commission last year and promised that the upcoming meeting will include a discussion period. He encouraged the members of the Planning Commission to call or email their suggestions for revisions to him so that those items can be included on the agenda. Commissioner Ellis thanked Mr. Daily for working as a liaison between the Planning Commission and the city.

F. Discretionary Items

Commissioner Stevens asked the city recorder for an update on who has filed for the upcoming municipal elections to run for one of the three open Council positions. The recorder stated that to date Braden Mitchell, Michael Staten, Allen Bowers and Shelly Jenkins have all declared they intend to run.

Commissioner Staten said he would like to see bike routes along Riverdale streets and access for bikers from Riverdale Road to Roy City. Mr. Daily said he will look at putting that item on the agenda for the joint discussion at the upcoming strategic planning meeting on August 30.

Motion: There being no further business to come before the Planning Commission
Commissioner Ellis moved to adjourn the meeting. Commissioner
Staten seconded the motion. The motion passed unanimously. The meeting
adjourned at 7:10 p.m.

Approved: July 26, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder