



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 26, 2011 at 6:32 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
David Gailey, Commissioner

Members Excused: Steve Hilton, Commissioner

Others Present: Randy Daily, Community Development Director and Ember Herrick, City Recorder and two 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 for Commissioner Hilton who is excused. He welcomed Commissioner Gailey who has previously served on the Planning Commission.

B. Open Communications

None.

C. Presentations and Reports

Community Development Director Randy Daily pointed out a few new items of interest in reference to the Riverdale Community Development Report. He told the Commission In-N-Out Burger will take out the necessary permits to start construction next spring now that the Design and Review committee has approved their plans. Mr. Daily said a national chain may be moving into the Macy's building in November and the Gap will go in by RC Willey when Bert Murdock music and Souper Salad close. He said his department had also received a request to open a title loan business which is different under state law than a check cashing businesses and may lead to the revision of the Riverdale's city zoning ordinance. Commissioner Jones asked about similar businesses in other cities and Mr. Daily said check cashing businesses are typically regulated based on population. According to Mr. Daily, check cashing businesses must be in a C3 zone and must be a certain distance from residential areas. He said if the city is to allow title loan businesses there will need to be a public hearing before an amendment can be made. There were no additional comments or question on the Community Development Report.

D. Consent Items

1. Approval of meeting minutes from:
July 12, 2011 Work Session
July 12, 2011 Planning Commission

Chairman Mitchell asked the members of the Planning Commission if any changes needed to be made to the previous meeting minutes other than the change discussed in the work session of a title from "School Board Member" to "Riverdale Elementary Community Council". No other changes were noted.

Motion: Commissioner Ellis moved to approve the consent items with the title change discussed in the earlier work session. Commissioner Jones seconded the motion

Call the Question:

The motion passed unanimously.

E. Action Items

Chairman Mitchell said the petitioners from Aunt Nancy's were running late and so he skipped to the second action item on the agenda where the Commission was being asked to follow up on the discussion and preparation for the August 30, 2011 Strategic Planning Meeting on the General Plan at the Community Center. There were no questions or comments except to confirm the location of the meeting.

Petitioners Tracy Stocking and Gerald Bert from Aunt Nancy's Assisted Care Facility arrived.

Chairman Mitchell said the next item on the agenda was the consideration of a final site plan for an assisted care facility at 1580 West Ritter Drive. Mr. Daily said public works, the fire department, and the city engineer have all signed off on this plan and said that it meets all of the city's requirements and is recommended for the Planning Commission's approval to forward to City Council for their review.

Chairman Mitchell asked for comments or questions and Commissioner Ellis asked about a time table to proceed with the development. Tracy Stocking the project Architect for Aunt Nancy's Assisted Care Facility explained to the Commission that they have a number of options for funding which will take any where from three months to a year. The project's General Contractor Gerald Bert said the bank or HUD loan has the most requirements but he informed the Commission that all of the paperwork and reports had been completed on their end and now they were just waiting on the bank to approve the loan.

Commissioner Stevens asked about the density of the facility and if there would be an external backup generator in case of emergencies and Mr. Stocking said they would be putting in a backup generator although one isn't required. He explained the facility will be an assisted living center which under state law can house level one patients who are high functioning and just need help with daily living and level two patients who need help in the event of a medical emergency. According to Mr. Stocking the facility will not be a skilled nursing facility which means there are no piped gasses like oxygen into the building and staff cannot administer medications.

Mr. Daily asked the petitioners for an update on a proposed second phase to the project. Mr. Stocking said demand will determine if phase two is built five to ten years down the road, but added that the building's infrastructure, parking, water, sewer, and electric are all being built larger now to accommodate future growth. Commissioner Stevens asked what factors will affect expansion and Mr. Stocking said based on their market study this facility won't be large enough to meet the needs of the community for assisted living, but because funding is so hard to secure they will probably wait several years before expanding. Mr. Stocking said the poor economy also has motivated some people to live with their adult children instead of entering an assisted care facility but he said as things improve and the baby boomers age, he is confident the demands for assisted care living will continue to grow. Mr. Bert confirmed that lenders are

hesitant to extend loans right now and said that he and his business partners plan to wait and see if this first phase is economically feasible before building phase two.

There were no additional comments or questions.

Motion: Commissioner Staten made a motion to approve the final site plan for Aunt Nancy's Assisted Living Center located at 1580 West Ritter Drive and located in an A-1 zone. Commissioner Stevens seconded the motion.

Call the Question:

The motion passed unanimously.

Mr. Stocking asked the Commission for their opinion of the Poulsen's proposed Memory Care facility which would be built adjacent to Aunt Nancy's Assisted Care facility and what they thought about the purchase of the paint store at a future date so that the facility could have a frontage entrance on Freeway Park Drive. Commissioner Stevens said he would support access via the frontage road as a good solution to circumvent Ritter Drive. Commissioner Ellis said he would support the idea if the current property owner was willing to sell the commercially zoned property.

F. Discretionary Items

Motion: 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 adjourned at 7:00 p.m.

Approved: August 9, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder