



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 8, 2013 at 6:33 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Blair Jones, Vice-Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner

Member Absent: Bart Stevens, Commissioner

Others Present: Randy Daily, Community Development Director; Ember Herrick, City Recorder and two members of the public Kevin Dzombar of Enterprise Rent-A-Car and J.D. Larsen of CK Construction.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Commissioner Stevens.

B. Open Communications

Chairman Ellis invited members of the public to speak during the open communications portion of the meeting and there were no comments.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report. He asked for any questions and there were none.

D. Consent Items

Chairman Ellis asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Hilton moved to approve the meeting minutes. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said the second consent item is consideration of a Riverdale Planning Commission Meeting Schedule for 2013.

Motion: Commissioner Eskelsen moved to approve the 2013 meeting schedule. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

- 1. a. Public hearing to receive and consider public comment on proposed amendments to RCC 10-19-9, TEMPORARY STRUCTURES FOR SEASONAL SALES**
- b. Consideration of proposed amendments to RCC 10-19-9, TEMPORARY STRUCTURES FOR SEASONAL SALES**

Chairman Ellis said the first action item is a public hearing to receive and consider public comment on proposed amendments to RCC 10-19-9, temporary structures for seasonal sales and he invited any members of the public who wish to comment to do so at this time. There were no comments and Mr. Daily said he had not received any public comment prior to the meeting.

Motion: Commissioner Gailey moved to close the public hearing.
Commissioner Jones seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Daily said because seasonal sales are not defined under current Riverdale's ordinance, he has amended the ordinance to include the seasonal sales Riverdale City has requests for, including the sale of Christmas trees, fireworks, and snow cones. He said this amendment was motivated by a recent request to sell hanging baskets as seasonal sales, which he did not feel qualified as a seasonal sale and he recommended that the Planning Commission adopt the proposed amendments, forwarding them with a favorable recommendation to the City Council. Chairman Ellis said there was also a discussion in the work session about the distinction between seasonal and season sales and Mr. Daily said the consensus seemed to be that instead of trying to anticipate every seasonal sales request by listing them in the ordinance, the Planning Commission felt that they could better address individual requests as new petitioners come before the body to request a conditional use permit.

Commissioner Jones asked if the amendments address temporary sales from tents and Mr. Daily said Riverdale City ordinance already prohibits seasonal sales from tents and that restriction will not change under the new proposed amendments. Commissioner Gailey asked if the sale of snow cones at the park during Old Glory Days is considered a seasonal sale and Mr. Daily said the fourth of July special events are covered under Riverdale's park ordinance with vendors required to secure a special event permit for the one day they are allowed to do business in the park. Chairman Ellis said park vendors must have a food handler's permit too and he thanked Mr. Daily for addressing the Planning Commission's concerns regarding seasonal sales with the proposed amendments. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve proposed amendments to RCC 10-19-9, temporary structures for seasonal sales forward to Council with a favorable recommendation. Commissioner Jones seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Discussion and consideration of action on request to amend sit plan to add a 500 square foot building for Enterprise Rent-A-Car located at 5460 S. 900 W. C-3 Zone

Chairman Ellis said the second action item is consideration of action on a request to amend Enterprise Rent-A-Car's site plan to add a 500 square foot building in a C-3 commercial zone at address 5460 S. 900 W. Mr. Daily said the petitioner is present to answer any questions the Planning Commission may have and he said the proposed building meets all city requirements and complies with all existing ordinances. He said twenty percent or 100 square feet of additional landscaping will also need to be added during the construction process and Kevin Dzombar of Enterprise Rent-A-Car said they would like to put in xeriscape to reduce water usage by planting indigenous plants that don't require a lot of irrigation and decorative rock in place of grass. Commissioner Gailey asked if they would plant cactus and Mr. Dzombar said he has only been in Utah for a year but has seen some attractive xeriscape with flowering plants and long grasses like sea oats that would grow well with minimal water. Commissioner Fleming said she likes the xeriscaped proposal and would rather see decorative rock in place of the dried out patch of grass currently there. Chairman Ellis asked about a landscaping plan and J.D. Larsen of CK Construction said he is currently in the process of requesting plans from a landscape contractor to submit to Riverdale's Design and Review Committee.

Mr. Gailey asked about the structure of the proposed building and Mr. Dzombar said it will be a bucket wash to clean returned rental vehicles with proper drainage for all runoff water and Commissioner Hilton said if the structure complies with all city ordinances he believes it should be allowed. Commissioner Gailey asked about the coloring of the proposed new building and Mr. Larsen said they only have black and white renderings at this time. Mr. Daily explained the Design and Review Committee will need to see a color rendering of what the building will look like before they can approve it and Mr. Dzombar said they have built a similar building in Idaho which he will have photographed before that meeting. Commissioner Hilton asked Mr. Larsen to describe the building in the absence of a color photo and Mr. Larsen said it will be a gabled A-frame metal siding building factory color ivory on the sides and roof with a black trim around the gutters, eaves, doors and downspout. Mr. Larsen said it will be windowless with two large 12x12 doors on either side and Mr. Dzombar said no vehicle repair work will be done in this building as its sole use will be to wash returned rental cars.

Mr. Daily said if the Planning Commission approves the petitioner's request it will then go to the City Council for their consideration next Tuesday January 15, 2013 at 6 p.m. before being considered by the Design and Review Committee. Mr. Dzombar asked if he needs to attend next week's Council meeting and Mr. Daily said it should not be necessary as long as a color rendering is provided beforehand to show the Council. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the request to amend the site plan to add a 500 square foot building for Enterprise Rent-A-Car located at 5460 S. 900 W. C-3 Zone. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Commissioner Jones thanked the City for inviting the Planning Commission to the employee Christmas luncheon.

Motion: There being no further business to come before the Planning Commission, Commissioner Hilton moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:54 p.m.

Approved: February 12, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder