



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **February 12, 2013 at 6:32 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Member Absent: Kathy Eskelsen, Commissioner

Others Present: Randy Daily, Community Development Director; Ember Herrick, City Recorder and three members of the public including Alisa Lindsey, Matthew Wirthlin and Katie Story.

**SWEARING IN CEREMONY**

Mike Roubinet was sworn in by the City Recorder as the newest member of the Riverdale Planning Commission to serve a term from February 1, 2013 through January 31, 2017.

**A. Welcome & Roll Call**

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Commissioner Eskelsen who is excused.

**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.

Mr. Daily said outgoing Planning Commissioner Bart Stevens is not present to receive his service recognition award from the City and he said that he would drop it off at Mr. Stevens home. Chairman Ellis thanked Mr. Stevens for his years of service on the Planning Commission and the valuable contributions he made to Riverdale City.

**D. Consent Items**

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

**Motion:** Commissioner Jones moved to approve the meeting minutes. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

Chairman Ellis said the second item is review and comment on proposed amendments to the transportation section of Riverdale's General Plan submitted to the Planning Commission for their consideration by Riverdale's Bike/Pedestrian Ad Hoc Committee. Mr. Daily asked the members of the Planning Commission to submit any comments, questions or corrections to the City Recorder so that she can create a marked up draft to be discussed at the next meeting. He said the Planning Commission will need to schedule a public hearing to get public input on the proposed changes too.

**E. Action Items**

**1. Review, discussion and consideration of action on request for a Conditional Use Permit to operate a pawn business located at 4068 S. Riverdale Road**

Chairman Ellis said the first action item is EZPawn's request for a Conditional Use Permit to open a pawn shop at address 4068 S. Riverdale Road. Mr. Daily said the proposed Pawn Shop will be located next to Graywhale CD Exchange in a building owned by Romney Lumber Company. He said a pawn shop is an allowed conditional use in this C-3 zone and this will be the second pawn shop in the city. According to Mr. Daily, the number of allowed pawn shops is limited in Riverdale based on its current population of 8,400 with one allowed for every 4,000 residents. Mr. Daily said EZPawn has two representatives here tonight to answer any questions the Planning Commission may have and Matthew Wirthlin said he serves on Salt Lake City's Planning Commission and represents EZPawn which has over 1,000 pawn shops across the United States, Canada and Mexico with nine locations in Utah. Mr. Wirthlin said EZPawn will employ six to ten people and will be active in volunteer efforts to contribute to the community and will run an upscale and clean pawn shop that focuses on providing excellent customer service.

Mr. Wirthlin said EZPawn will have the required parking spaces because the landlord owns the adjacent building too providing 24 parking stalls in front of the proposed store location and 46 parking space that can also be used by EZPawn customers. He said EZPawn will not pursue a reciprocal parking agreement with ShopKo because of the steep grade change between the two parking lots. Commissioner Jones asked if merchandise will be displayed outside of EZPawn and if these displays will encroach on the parking lot and Katie Story with Romney Lumber Company said part of the landlord's agreement with EZPawn is that they are prohibited from using parking spaces to display their merchandise. Mr. Wirthlin said EZPawn will bring a reputable business to an empty store space in the city and will primarily deal in sporting goods, electronics, blue rays and DVDs and will not sell firearms. Commissioner Hilton expressed the Planning Commission's concerns that firearms not be sold from EZPawn's Riverdale location and Ms. Lindsay said no EZPawn store in Utah sells firearms and the most popular items are tools and jewelry. Commissioner Hilton asked if EZPawn also sells new merchandize and Ms. Lindsay said they sell refurbished TVs and an accessory program.

Commissioner Gailey said he is glad to see commercial vacancies being filled in Riverdale but he pointed out that the city already has Cash America located at 1156 Riverdale Road and he asked if the area can sustain a second pawn shop. Mr. Wirthlin said the owners of EZPawn are confident they can run a competitive pawn shop business in Riverdale. Alisa Lindsey with EZPawn said Cash America is their largest national competitor and the market research EZPawn has conducted indicates Cash America's Riverdale store is the busiest in the state. She said

EZPawn is confident that Riverdale can support a second similar type of business. There were no additional comments or questions.

**Motion:** Commissioner Fleming moved to approve EZPawn's request for a Conditional Use Permit to operate a pawn business located at 4068 S. Riverdale Road with the stipulation that no firearms or smoke shop tobacco products be sold at this location. Commissioner Gailey 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 Mr. Daily said he has announced his retirement and his last day with Riverdale City will be June 28, 2013. Commissioner Fleming asked if he will still be affiliated in a consulting role with the city and Mr. Daily said he will not but he has communicated to staff that they can call him anytime with questions and he will be happy to share any of his institutional knowledge with his replacement. Mr. Daily said the Council has amended his job description and the city is currently accepting applications through the first of March for a new Community Development Director. Mr. Daily said over the course of his 35 year career he worked in the Public Works and Planning and Zoning Departments and his job has been challenging as he has worked with a lot of different personalities to help the city grow. Commissioner Hilton said the Planning Commission will be sorry to see Mr. Daily retire and he asked if the city plans to promote internally to fill the position. Mr. Daily said he believes someone outside the organization will be hired but said he wouldn't like to speculate.

Commissioner Gailey thanked Mr. Daily for his service and said that as a member of the Planning Commission he appreciated his guidance to the advisory body. Mr. Daily said the Planning Commission will be notified as soon as his replacement is hired.

Commissioner Gailey said although he did not always agree with former Commissioner Bart Stevens, he admired how he always came prepared to argue his perspective. Chairman Ellis thanked Mr. Stevens for his service and Mr. Daily said it is valuable to have different opinions on the Planning Commission, especially when opposing views can be expressed respectfully.

Mr. Daily said he was recently made aware that Riverside Storage is also operating a U-Haul business out of their storage facility in violation of their business license. He said the storage units are a legal non-conforming use in an A-1 Zone but no exterior storage for RVs or cars are allowed and no secondary commercial U-Haul business can operate unless they appeal to the City Council. He said Riverdale's Code Enforcement Officer Randy Koger notified the business that they are operating outside the allowed uses of their business license and the business applied for a second business license for their U-Haul operation but the request was denied because commercial businesses are not allowed in an A-1 Zone. Mr. Daily said Riverside Storage was given one month to remove all exterior storage vehicles but he wanted to make the Planning Commission aware of the situation. Commissioner Jones said he understood that the storage units were allowed based on a court ruling and Mr. Daily said Riverdale City has permitted what the judge ordered which was an indoor storage facility. Commissioner Hilton asked if the judge's decision allowed this type of outdoor rentals and Mr. Daily said nowhere in the judge's

decision were additional business uses including the rental of moving vehicles like U-Hauls allowed so Riverdale must deny this business license as this type of commercial activity is prohibited in all A-1Zones.

Chairman Ellis welcomed Commissioner Roubinet to the Riverdale Planning Commission and said he is also glad to see Commissioner Fleming reappointed to a full four year term. Commissioner Fleming said she is happy to be reappointed as she enjoys serving on the Planning Commission and Mr. Daily introduced Commissioner Roubinet as the grandson of long-time resident and business owner Ernie Schneider. Commissioner Roubinet said he works at Schneider's Riverside Golf Club and is excited to serve on the Planning Commission and be more involved in his community.

**Motion:** There being no further business to come before the Planning Commission, Commissioner Roubinet moved to adjourn the meeting. Commissioner Hilton seconded the motion. The motion passed unanimously. The meeting adjourned at 7:05 p.m.

Approved: March 12, 2013

Attest:

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Brent Ellis, Chairman

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Ember Herrick, City Recorder