



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 9, 2013 at 6:34 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and six members of the public including Michael Haggerty, Chris Terry, Steve Heil, Patrick Erskine, Wayne Corbridge and Richard Welch.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present.

B. Open Communications

Chairman Ellis invited any members of the public present to speak during the open communications portion of the meeting.

Riverdale Resident Gary Boatright said he is a longtime resident and would be disappointed to see tonight's proposal for townhomes approved by the Planning Commission. Mr. Boatright said Riverdale doesn't need to develop every open space in the city and there are already many vacant homes in the community for sale and rent and additional high density housing will not contribute to the good of the community. He said he would be in favor of leaving the land as undeveloped green space because regardless of what the federal government says, in his opinion this area is in a dangerous flood plain and is not suitable for any type of housing.

C. Presentations and Reports

Community Development Projects Status Report

Community Development Director Michael Eggett said Batteries + Blubs, Spherion and In-N-Out Burger are expected to open soon and Hokulia Shave Ice is currently operating under a seasonal business license. He asked for any questions or comments and there were none.

D. Consent Items

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

Motion: Commissioner Eskelsen moved to approve the consent items. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Review and consideration of a Conditional Use Permit for Basin Enterprises LLC to allow U-Haul Rentals behind the Sinclair Gas Station at 686 W. Riverdale Road in a C-3 Zone

Chairman Ellis said the first item on the agenda is a request for review and consideration of a Conditional Use Permit for Basin Enterprises LLC to allow U-Haul Rentals behind the Sinclair Gas Station at 686 W. Riverdale Road in a C-3 Zone. Mr. Eggett said the conditional use applicant would like to use six parking stalls behind the existing convenience store for U-Haul rentals. He said city staff has reviewed the proposal and is recommending the section of the parking lot that is loose gravel be paved and trash receptacles behind the store moved and screened. Steve Heil with Basin Markets distributed photos of six U-Haul vehicles parked behind Sinclair in the last of 15 existing parking spaces to show the Planning Commission what is being proposed. He said the Sinclair store in Riverdale is interested in offering U-Haul truck rentals to customers as an additional service and he said that other Sinclair stores in Utah have done this and the response has been positive. Mr. Heil said the portion of the rear parking lot that isn't paved was created and used to temporarily park equipment by UDOT during an earlier phase of the Riverdale Road widening project. He said Basin Enterprises has no plans to pave that area of the parking lot at this time but is willing to relocate and screen their dumpsters along the back of store. Chairman Ellis said moving the waste receptacles will open up the back parking lot and allow more room for the rental trucks to pull in and out and be stored. Commission Hilton asked if the petitioner would be willing to memorialize in writing that the U-Haul trucks will only occupy six of Sinclair's parking spaces as part of his conditional use permit and Mr. Heil agreed to the request.

Commissioner Gailey asked what types of storage trucks will be available for rent from this location and Mr. Heil said they will only rent moving trucks. Commissioner Jones asked if trailers and hitches will also be available for rent at this location and if staff will service the trucks and wire trailers in Riverdale. U-Haul Representative Patrick Erskine said if a customer wants to rent a trailer they will be directed to U-Haul's Ogden location at 34th Street and Wall Avenue where all truck maintenance and wiring will be performed. Commissioner Gailey reminded the petitioner that if at any time they want to expand the scope or area of their U-Haul rentals they will need to amend their Conditional Use Permit.

Commissioner Jones said he is also concerned about the impact to traffic flow with the rental trucks pulling out of Sinclair's parking lot onto 700 West and crossing several lanes of traffic to reach Riverdale Road. Mr. Heil said staff will instruct customers renting trucks to make a right hand turn onto 700 West and take the roundabout to access Riverdale Road but they cannot prohibit left hand turns. Chairman Ellis said his concerns are that the rental trucks not block customer's entrance to Sinclair and don't obscure the ability of vehicles pulling out to see oncoming traffic. He asked about the petitioner's plan when customers return the vehicles and he recommended the entire rear parking area be paved as suggested by Riverdale City staff to create a designated drop off area for the rental vehicles. Mr. Heil said signage will direct customers where to return the U-Haul vehicles and he said a store employee will inspect and park the trucks in one of the six assigned stalls at the time they are returned. He said Sinclair is

anticipating a low volume of truck rentals at this location and traffic impact is expected to be very minimal. Commissioner Jones said when U-Haul trucks pull in they must be careful not to block traffic using the convenience store's drive in window or gas pumps and Mr. Heil said he has sufficient staff to move the vehicles quickly. Commissioner Hilton asked if additional staff will be hired and where employees will park with six fewer parking spaces behind the store now occupied by U-Haul trucks. Mr. Heil said they are only anticipating three or four truck rentals a week so additional staff will not be necessary and his employees currently park in front near the landscaped area or use alternative transportation. Commissioner Gailey asked if Riverdale's sign regulations will impact the addition of a U-Haul sign at this location and Eggett said this business will be licensed separately from the Sinclair and has no intent to add a commercial U-Haul sign at this time. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the conditional use permit application to allow U-Haul Rentals behind the Sinclair Gas Station at 686 W. Riverdale Road in a C-3 Zone with the stipulation that no more than six vehicles be parked in the six most northern parking spaces, that the garbage dumpsters be moved and screened, and that the business owner establish a plan for returning the vehicles that will avoid impeding traffic. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Presentation by Sego Homes and Garbett Homes of new conceptual design layout of a multi-family townhome development located at 900 West and River Park Drive

Chairman Ellis said the second item on the agenda is a presentation by Sego Homes and Garbett Homes of a new conceptual design layout of a multi-family townhome development located at 900 West and River Park Drive. Mr. Eggett said representatives from both companies are present and he introduced petitioners Wayne Corbridge and Richard Welch. Mr. Eggett reviewed staff concerns listed in the executive summary including narrow road width and a hammerhead street making maneuverability difficult for emergency vehicles, driveways too short to accommodate long vehicles so that they jut out and impede sidewalk traffic, concerns the visitor parking is insufficient, no plan for public access to the river and the perceived incompatibility of the two builders' home styles. Mr. Corbridge said Sego and Garbett Homes have worked together on projects in the past and pride themselves on building affordable homes that utilize solar power for energy efficiency. He said his company has received national awards and wants to start a new development in Riverdale because the research his company has done indicates that there is a demand for townhomes near services and Riverdale's commercial district.

Chairman Ellis said in recent years the Planning Commission has heard several similar proposals to build high density housing on this parcel of land and he encouraged the developers to address the concerns identified by staff as roadblocks to this townhome development instead of giving the Commission their sales pitch. Mr. Welch said the development plan is for 106 Garbett homes and 54 Sego homes which he said is lower density than other proposals previously considered by the Planning Commission. He said the two developers can blend their architecture colors, styles and materials to create a more uniform appearance for the development. Mr. Welch said the narrow roads proposed will calm traffic and allow for more green space and the

proposed 20 foot long driveways are two feet longer than the townhomes he built at Daybreak in South Jordan, Utah. He said each townhome will have a two car garage and space for two more vehicles to be parked in the driveway to accommodate visitor parking. Mr. Corbridge said if the Planning Commission agrees to rezone this property to a Multi-Family Residential Overlay Zone (MFROZ) the developer will have greater flexibility in street widths and home setbacks. He said the site plan calls for a quarter stall of guest parking per unit and this is typical for these types of communities. Mr. Corbridge said the hammerhead street complies with minimum street requirements but if the Fire Department has concerns about emergency vehicle access the issue can be readdressed. He said a professional management company will be responsible for maintaining the roads and organizing snow removal for the development after it is built. Mr. Corbridge said the existing fisherman's access will be replaced with a river trail and the public will be free to access the river by using the sidewalk which will be located in the park strip around the development.

Commissioner Fleming said her biggest concerns are that there is no designated place for children to play and there appears to only be one entrance into this development of 160 homes. Mr. Corbridge said there are three proposed ways to enter the development, two accessible by vehicle and one for pedestrian traffic and possibly emergency vehicles. He said he reviewed the proposals previously submitted to the Planning Commission for high density housing at this location and felt like Sego and Garbett homes have created a reasonable proposal for consideration by lowering the density to nine and a half homes per acre. Commissioner Fleming asked where the snow will be piled in the winter and what the price of these homes will be and Mr. Corbridge said \$160,000 for a two bedroom and \$180,000 for a three bedroom townhome. Mr. Welch said his duplexes range from 1,500 to 1,650 square feet and will start at \$200,000 with the homes nearest River Park Drive being able to accommodate a basement. Commissioner Fleming said young families won't be able to afford the mortgage, homeowners association fees and higher flood insurance required for homes located in FEMA's flood plain. Mr. Corbridge said if he builds one foot above flood plain level homeowners won't have to pay the higher flood insurance rates and he said that he is confident DDR will be able to convince FEMA to amend their current flood map. Commissioner Fleming said she is a realtor and in her experience all homes located in a flood plain are required to pay higher flood insurance rates. Mr. Eggett said DDR appealed FEMA's new flood map in February 2013 but there is no indication of when the agency will make a determination about this section of the Weber River in Riverdale, Utah. Mr. Corbridge indicated on his site plan where snow could be piled in the winter and an area near the river designated as being a play area/retaining pond. Commissioner Fleming asked about the size of the children's play area and Mr. Corbridge said he did not know the dimensions. Commissioner Fleming said if that is the only play area for 160 homes she doesn't feel it will be sufficient and she also expressed concerns about its proximity to the river and how accessible it will be to residents who live at the other end of the development. Mr. Corbridge said the typical townhome demographic has few children residents. Commissioner Eskelsen said detention basins near the river should not be considered a suitable play area for children.

Commissioner Gailey said many of the existing homeowners that live south of this proposed development are elderly and he asked how proposed lighting and noise will impact the adjacent neighborhood. Mr. Corbridge said street lanterns in the development will be on photocells. Chairman Ellis said from an aerial view of the proposed site plan the roads in this townhome development would be even narrower than the mobile home park to the South and he said he cannot support a proposal when Riverdale's Fire Chief is not comfortable emergency vehicles could navigate through the street design in an emergency situation. He said he also has concerns

there is insufficient visitor parking and he asked where guests will park if a homeowner hosts a party. Mr. Corbridge said some areas have five additional parking spaces for visitors while others have ten. He said typically parties are staggered and guests could also park on River Park Drive. Commissioner Roubinet said there isn't room for parking on River Park Drive since the Council requested the road be striped to create bike lanes and Mr. Corbridge said the sidewalks along this road will be wider and could accommodate bike traffic. Chairman Ellis said Utah law prohibits anyone over the age of 14 from riding a bike on a sidewalk. He said he is also concerned about the children's play area being so near the river and Mr. Corbridge said it will be a picnic area located next to the river trail. Chairman Ellis asked how the public will access the trail and where there will be available parking for non-residents and Mr. Corbridge said the park and trail will be created for residents and maintained by the HOA but will also be open to the public that can access it by walking on the sidewalk from River Park Drive to the trail. Chairman Ellis said residents want this parcel to remain open space or to be developed into an office park in accordance with its current zoning as there is no public support for more high density housing on River Park Drive adjacent to an existing mobile home park. DDR Representative Chris Terry said there is no market for office space in Riverdale and Chairman Ellis said the two large Brook Haven office buildings have added several new tenants in the past few months and is nearly at capacity suggesting there is a demand for office space in Riverdale.

Commissioner Fleming asked the developers if they would consider lowering density to create a more family friendly residential area with play fields, a clubhouse and swimming pool to foster a sense of community. Mr. Corbridge said the cost of the property requires that at least 160 units be built to make this development profitable and he said in his opinion high density housing is the best use of this property because it isn't visible from Riverdale Road and therefore won't likely sell as an office park. Commissioner Fleming said she would support a proposal to build single family homes with yards and Mr. Welch said many of the lots won't support basements because of the shallow ground water and where the sewer line is located. Commissioner Fleming asked about the possibility of creating a retirement development with patio homes all on one level and Mr. Welch said that would require wider lots and the property is too expensive to justify lower density housing.

Mr. Eggett said the Planning Commission needs to give direction to the petitioners so that they can determine if they want to proceed with their proposal. Commissioner Roubinet said there is no public support for more high density housing in Riverdale and he would not support this proposal. Commissioner Roubinet said Riverdale has multiple apartment complexes and three mobile home parks and does not need additional transitory housing. He said he would support a housing proposal that was half the density of Sego and Garbett's proposal that would appeal to permanent residents that want to stay in Riverdale and invest in the community long term. Commissioner Hilton said he agrees with all of the concerns expressed by his fellow commissioners and he too feels that Riverdale has an abundance of affordable housing and there is no public support for more high density housing in this area. He thanked the petitioner for considering the Planning Commission's request to reduce density at this location and said he acknowledges that they are considered reputable builders but there does not appear to be any support for a housing development on this parcel of land. Chairman Ellis said he also appreciates the work the petitioners went to on their presentation but there is no support on the Planning Commission or from the residents of Riverdale to rezone this property for high density housing. He said he does not feel that the petitioners successfully addressed the concerns expressed by staff and members of the Planning Commission during tonight's meeting and he said that he would not support this townhome/duplex proposal by Sego and Garbett homes.

Mr. Eggett said if this area were to be rezoned MFROZ the developer would have 18 months to start the development before the land would resort back to its original office park zoning. He said if for any reason the development did not materialize a new petitioner would need to start the process all over again by applying for a MFROZ rezone. There were no additional comments or questions

No action was taken on this item.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Mr. Eggett reminded the members of the Planning Commission that they are invited to the Mayor's Business Luncheon at Noon on Thursday July 11, 2013 at the Recreation Center and are also welcome to attend the Meet the Candidates night from six to eight that same evening at the Senior Center.

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 7:53 p.m.

Approved: September 24, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder