



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 8, 2013 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and two members of the public Mike Ford and Nate Reeve.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Commissioner Hilton who is excused.

B. Open Communications

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

C. Presentations and Reports

Community Development Projects Status Report

Community Development Director Michael Eggett said Batteries + Bulbs has opened, Firehouse Subs will open before the end of October and EZ Pawn is scheduled to open in November. He said several Halloween seasonal stores listed on the report are currently open for business during the holiday season.

D. Consent Items

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

Motion: Commissioner Eskelsen moved to approve the meeting minutes with the one correction noted during the work session. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

- **1. Consideration of preliminary site plan for Lot 3 of the Hayward Business Park address 5175 S. 1500 W.**
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Mr. Eggett introduced Petitioner Mike Ford and Engineer Nate Reeve and said the developer has presented a preliminary site plan for lot three of the Hayward Business Park located in a CP-3 Planned Commercial Zone at 5175 S. 1500 W. He said the property is currently owned by a bank but the original development plan is still in effect. According to Mr. Eggett, this Planned Commercial Zoning allows Riverdale City to require that any proposed buildings be properly maintained and that certain aesthetic landscaping requirements be met to create continuity with the existing commercial development to the north. Mr. Eggett said city code stipulates any storage be screened from the road and allows 600 square feet of signage for the entire commercial development.

He said this is only a preliminary site plan review and he noted that all the required documentation is not complete at this time but would need to be submitted before the Planning Commission could review the final site plan for recommendation to the City Council. Mr. Eggett noted some of the missing elements and staff concerns including where sidewalks, park strips, and handicapped access will be located. He said the plan must clearly indicate that all structures will meet the 50 foot front setback requirements and be a minimum of 10 feet from adjacent residential zones. Mr. Eggett discussed xeriscape and parking and said a wood or masonry fence will be required along the east side of the development. He said he will need to verify that the water rights associated with the property have been properly conveyed. Mr. Eggett said the final site plan will need to address snow removal and placement and he said the Planning Commission has discretion about whether or not a traffic study should be required.

Commissioner Fleming asked why the developer is proposing lot three be developed before lots one, two and four and Mr. Ford said the size of lot three is more conducive to blue collar office storefronts. He said the bank is requiring a developer purchase all four parcels together and he said the tentative plan is to build a professional office building on the parcel on 1500 West to match the adjacent existing office buildings. Commissioner Gailey asked what the next phase will be and Mr. Ford said he would like to continue the blue collar storefronts on the north parcel if lot three is successful.

Chairman Ellis asked what the landscaping and fencing plan is for the development and Mr. Ford said in phase one a detention basin will be built on the east end and Mr. Reeve said the basin and evergreen trees will create a buffer between the commercial and residential zones and will be established to meet the city's recommendation. Commissioner Fleming asked about the depth of the proposed detention basin and Mr. Reeve said it will be 20 feet wide. Mr. Reeve said the landscaping plan involves placing a heavy weed barrier and gravel around all of the buildings to keep weeds out but the view corridor open for law enforcement. He said 1500 West will be lined with trees and a grass park strip. Chairman Ellis asked if a berm will screen the storage areas from the road and Mr. Reeve said the parcel isn't sufficient to build a very large berm and anything higher than 18 inches is very difficult to mow. Commissioner Fleming asked how the parcel will be landscaped, which currently slopes down to a residential home, and Mr. Reeve said the proposal is that the land gradually taper down to accommodate a storm drain at an adequate depth.

Commissioner Gailey asked if any tenants have expressed interest in purchasing one of these proposed units and Mr. Ford said he has a HVAC Contractor and a Bicycle Equipment Seller interested. Mr. Ford said he is hesitant to market the development until the city approves his site plan proposal.

Commissioner Fleming asked what the layout of these blue collar offices will be and Mr. Ford said there will be a storefront that can be used as an office and/or showrooms in the front with storage space in the back where trucks, equipment and supplies can be stored but manufacturing will be prohibited. Mr. Reeve said when the recession hit several self employed blue collar workers downsized and continued working out of home offices. He said now the economy is recovering these businesses are eager to expand and work out of a professional office space again. Mr. Reeve said Mr. Ford is confident the Hayward Business Park is an ideal location for this type of development and conforms to the city's allowed uses in a CP-3 Zone Mr. Eggett asked if there are similar developments in Utah the Planning Commission could use as a reference for this proposal and Mr. Reeve said he will compile some addresses for the Commission's review. Mr. Reeve said these types of businesses don't have a lot of employees and should have lower traffic impact on 5175 South and the adjacent residential area than the proposed professional office building on 1500 West.

Chairman Ellis thanked Mr. Ford and Mr. Reeve for taking the Planning Commission's previous concerns about developing this area into consideration when drafting their preliminary site plan. He said the city would encourage all traffic to exit the development by using 1500 West instead of driving through the neighborhoods and Mr. Ford said this pattern will likely be preferable because there is a traffic light facilitating access to Riverdale Road. Commissioner Jones said the Planning Commission realizes the city can't mandate how vehicles exit the development but would like the developer to strongly encourage store owners to use 1500 West. He asked about snow removal and storage and Mr. Reeve said that is the purpose of the detention basin.

Chairman Ellis asked about a development agreement and Mr. Reeve said he and Mr. Ford are in the process of compiling an agreement that ensures a good long term relationship with the city and that buildings that are well maintained so that if one tenant isn't meeting the standards the other tenants will have a method of recourse to enforce compliance. He said there will be truck access to the two dumpsters stored adjacent to the four buildings. Commissioner Roubinet said the developer should encourage garbage removal after 7 a.m. to minimize the impact on the nearby residences and Chairman Ellis said this is a good suggestion so that the city doesn't receive complaints about noise ordinance violations.

Commissioner Fleming asked about building access and Mr. Reeve said pedestrians will be able to access the storefronts and the windows will be at a height of five feet for security purposes. Commissioner Gailey asked about the wicker siding noted on the preliminary site plan and Mr. Reeve said it is a color of metal siding able to withstand winds of 200 mph winds with excellent heat resistance. Chairman Ellis asked for any additional comments and questions and there were none.

- **Motion:** Commissioner Roubinet moved to approve the preliminary site plan for Lot 3 of the Hayward Business Park address 5175 S. 1500 W.
Commissioner Fleming seconded the motion.

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Call the Question: The motion passed unanimously.

Mr. Eggett said the next step will be the Planning Commission's consideration of a final site plan review followed by a Design and Review Committee meeting and then City Council consideration.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Commissioner Jones asked that the Planning Commission's condolences be communicated to Administrative Assistant Lynette Limburg at the recent passing of her mother.

Mr. Eggett said following up on Commissioner Hilton's concern expressed at the September 24, 2013 meeting about Riverside Storage's sign not dimming property after dark a representative from the business confirmed the sign is properly calibrated to dim at 7 p.m. He said the sign may appear brighter because it gets darker earlier now it is autumn and Commissioner Eskelsen said she recently drove by the sign after dark and thought it was blinding. Chairman Ellis said Riverdale City should independently verify that the sign is dimming properly and if it isn't, the agreement should be enforced to protect nearby residences from light pollution. There were no additional comments.

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

Approved: November 12, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder