



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 22, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and 15 members of the public including David Noe, Jackson Hanson, Colby Rogers, Braden Weloth, Cody Connor, Jaren Smith, Dayce Campbell, Connor Holland, Mitchell Price, Cayden Davis, Jonah Holland, Scott Smith, Brock Squire, Abraham, and Josh.

A. Welcome & Roll Call

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

B. Open Communications

Chairman Jones invited any members of the public present to speak during the open communications portion of the meeting and there were none.

C. Presentations and Reports

Community Development Projects Status Report

Community Development Director Michael Eggett said there are no new items on the Community Development Report and all the businesses listed are open or will be open in the coming months.

D. Consent Items

Chairman Jones 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. **Consideration of small subdivision at 4400 S. 752 W. in Riverdale**
 - a. **Review of proposal and staff recommendations**
 - b. **Consideration of Conditional Use Permit Application**

Chairman Jones said the first agenda item is consideration of a small subdivision at 4400 S. 752 W. in Riverdale including a conditional use permit application. Mr. Eggett said the petitioner Aaron Eames is being represented by his contractor David Noe at tonight's meeting. Mr. Eggett reviewed the sections of Riverdale City Code requiring preliminary plans for small subdivisions and said Mr. Eames is proposing a two lot subdivision that will alleviate code enforcement issues previously associated with this property. Mr. Eggett said the lot has an existing road and an easement for drainage but the location of the sewer line still needs to be determined. He said the city's line is across the street from the proposed development but there is a line somewhere on Mr. Eames' property that may allow the proposed duplex to tie into the adjacent PRUD.

Mr. Eggett said the city engineer needs to know the slopes on the property to evaluate drainage and the right of way also needs to be clarified; he said Mr. Noe should be able to report the proposed building heights and setbacks. Mr. Eggett said if fencing is desired it should be noted on the site plan and the driveway should also be clearly delineated. He noted several other minor details that staff wanted addressed before this proposal is forwarded to the City Council for their consideration. Chairman Jones welcomed Mr. Noe who explained that Mr. Eames owns the property and home to the west of this proposed development so he was able to adjust the lot lines with the county to accommodate the development of this parcel. According to Mr. Noe, the location of the sewer line will determine how this property can be developed so he is asking for authorization from the Planning Commission to dig up the line with the city's oversight to determine the appropriate easement.

Commissioner Fleming asked where the sewer line is shown on the county plat and Mr. Noe said the location differs depending on which map you look at so the best solution is to dig it up and have it properly recorded on the plat. According to Mr. Noe, there should be one sewer and water hook up already located on this property in anticipation of a single family dwelling being built. He said depending on the location of the sewer line, Mr. Eames may be able to build a second unit by connecting to the sewer line of the adjacent PRUD. Commissioner Eskelsen asked if the PRUD will allow this and Mr. Noe said the line is located on Mr. Eames property so it shouldn't be an issue.

Commissioner Roubinet asked for clarification about what the petitioner is requesting from the Planning Commission tonight and Mr. Noe said they are asking for authority to dig to locate the sewer line and to see if there is Planning Commission support for a duplex on this lot. According to Mr. Noe, Mr. Eames is willing to determine where the utility hook ups are located and resolve the connection issue to staff's satisfaction but doesn't want to invest a lot of time and money in this project if there is no political will to approve a small subdivision at this location. Commissioner Hilton said he would like to see the petitioner's proposal approved but the Planning Commission is hesitant to forward a favorable recommendation to the City Council with so many outstanding staff concerns unresolved. Mr. Noe said Mr. Eames inherited the problems associated with this lot when he purchased the property and he is eager to resolve them to the satisfaction of staff. Mr. Noe said he has built several homes in Riverdale and has a track record of completing work in accordance with local and state code.

Commissioner Roubinet asked Mr. Eggett what the Planning Commission can do to move this proposal forward and Mr. Eggett said if the contractor is willing to identify the utility and contour lines other staff concerns should be simple to resolve. Commissioner Eskelsen said the location of the sewer line could change the entire concept of this proposal and Mr. Noe

confirmed the owner may only be able to build one home on this lot if the location of the line doesn't work with the duplex proposal. Commissioners Eskelsen and Fleming said they can't approve a site plan for a duplex until they are certain a duplex will work on this lot. Commissioner Hilton asked if the contractor can proceed to identify where the sewer line is located and Mr. Eggett said no Planning Commission approval is necessary to allow Mr. Noe to dig and locate the line.

Mr. Eggett said the petitioner would also like a sense from the Planning Commission about their willingness to approve a duplex on this lot if the sewer line is identified in a location amenable to this type of development. Commissioner Hilton said the Planning Commission wants to facilitate development in Riverdale but this body has a duty to understand what they are approving before making a recommendation to the City Council. Commissioner Hansen said in his opinion this type of development is a perfect fit for this area of 4400 South and he said he will be in favor of it as soon as the location of the sewer line is identified. Commissioner Fleming asked if Mr. Noe can dig and locate the sewer line if the Planning Commission tables the proposal for further discussion and Mr. Eggett confirmed that locating the line will still be allowed.

Motion: Commissioner Hilton moved to table the Planning Commission review of the proposal and consideration of the Conditional Use Permit for a small subdivision at 4400 S. 752 W. in Riverdale. Commissioner Hansen seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

Chairman Jones welcomed Boy Scout Troop 286 and Troop Leader Scott Smith introduced his troop and said they are working on their communications merit badge and will write a report on what they learned following tonight's meeting.

2. Consideration of preliminary site plan review for Classic Waterslides proposed expansion

Mr. Eggett said Mark Henderson owner and Kelly Kearns manager of Classic Waterslides have withdrawn their proposal from tonight's agenda but the Planning Commission will consider the proposal to add a splash pad feature to their waterpark at a future meeting.

Motion: Commissioner Roubinet moved to table the Planning Commission's consideration of a preliminary site plan review for Classic Waterslides proposed expansion. Commissioner Eskelsen seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and Commissioner Gailey asked if there has been any discussion about reopening Ritter Drive and Mr. Eggett said no, not at this time.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 7:04 p.m.

Approved: May 13, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder