



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 24, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and four members of the public including Ashley Andersen, Lorri Thurgood, Nick Thurgood, and Drew Mitchell.

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Commissioners Fleming and Gailey, who are excused.

B. Presentations and Reports

Community Development Director Michael Eggett gave a brief update on the Community Development Report inviting the public to the Golden Spike Harley-Davidson grand opening celebration April 10 and 11, 2015. He said Bravo Arts Academy is currently framing the second floor of their new preschool and anticipates opening before the fall school year begins. Mr. Eggett said construction on phase two of the Riverdale Business Park has begun and the four units should be completed by the end of May with one perspective tenant proposing a triathlon training facility if he can secure the minimum eight parking spaces. Mr. Eggett said the Riverdale Fire Station remodel project is also nearly complete. According to Mr. Eggett, a new business is moving into the old Macy's building but he hasn't been authorized to make the announcement of the tenant public yet. Mr. Eggett asked for any questions and none were noted.

C. Open Communications

Chairman Jones asked for any open communications and there were none.

D. Consent Items

1. **Consideration of meeting minutes from:
February 24, 2015 Work Session
February 24, 2015 Planning Commission**

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 Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

**1. a. Consideration of preliminary approval of a subdivision request
The Crossing at Mitchell Farms at address 785 W. 4450 S.**

**b. Discussion of PRUD requirements for a subdivision request The Crossing at
Mitchell Farms at address 785 W. 4450 S. and consideration of setting a
public hearing for April 14, 2015**

Chairman Jones said the only action item on tonight's agenda is consideration of preliminary approval of a subdivision request for The Crossing at Mitchell Farms at address 785 W. 4450 S. Mr. Eggett said Forrest Creek Construction is the petitioner who is represented by Lorri Thurgood tonight and the PRUD development follows the Planning Commission's recent decision to rezone the Mitchell Family Trust land from mixed use to R-2, at the petitioner's request. He said if this preliminary request is approved by the Planning Commission the Mitchell Family Trust will sell the land to Forrest Creek Construction to be developed into a 10 unit PRUD for empty nesters with a new road being built to access the housing development. Mr. Eggett said because this development requires an overlay, a public hearing will be required and he reviewed Riverdale City Code 10-21 and 22 which outlines the requirements for PRUDs in Riverdale. He said that the City Engineer's fire hydrant concern has been resolved and he reviewed all outstanding items that must be addressed before a final review of this project including: cover sheet requirements, elevations and signage, and designation on the plan of utility line placement. Mr. Eggett said this land use coincides with Riverdale's General Plan, creating a buffer between a commercial and residential zone and he said the City Engineer is comfortable with this proposal moving forward with the Planning Commission' preliminary approval.

Chairman Jones asked for any questions and Commissioner Hilton asked Ms. Thurgood if her company has any reservations about its ability to resolve the outstanding plan requirements. Ms. Thurgood said Riverdale's preliminary review process has been so thorough that she is confident a final review will be ready for the next Planning Commission meeting on April 14, 2015. Commissioner Eskelsen asked if Riverdale's Fire Chief Roger Bodily has evaluated the side setbacks and she said the five foot distance is very narrow and she has concerns emergency responders won't be able to access the rear of these buildings safety in an emergency situation if homeowners put in side fences. Mr. Eggett said he will bring this concern to Chief Bodily's attention and will report back to the Planning Commission at their next meeting. He said a possible solution might be to prohibit side fences in this PRUD and Ms. Thurgood said the entire development will be fenced and she doesn't have any concerns against a side yard fence ban if Chief Bodily determines it is necessary for safety. Chairman Jones asked what type of fencing is being proposed for the development and Ms. Thurgood said a tan vinyl fence is planned. There were no additional comments or questions noted.

Motion: Commissioner Hilton moved to grant preliminary approval of a subdivision request for The Crossing at Mitchell Farms at address 785 W. 4450 S.
Seconded by Commissioner Hansen.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Motion: Commissioner Hilton moved to set a public hearing on April 14, 2015 to receive public comment on a subdivision request The Crossing at Mitchell Farms at address 785 W. 4450 S. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett asked the Planning Commission to also set a public hearing on April 14, 2015 to consider updating a FEMA flood plain ordinance that will benefit Riverdale residents who live in the flood plain and are required to have flood insurance.

Motion: Commissioner Eskelsen moved to set a public hearing on April 14, 2015 to receive and consider public comment on a proposed flood plain ordinance with FEMA. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Hansen moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 6:48 p.m.

Approved: April 14, 2015

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder