



ACTION ITEM REPORT

Riverdale City Planning Commission 4600 South Weber River Drive, Riverdale, Utah Tuesday – June 24, 2008

6:00 p.m. – Preplanning Work Session – The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

6:30 p.m. – Regular Commission Meeting

- 1) Call to Order
- 2) Approval of June 10, 2008 Preplanning and Regular Session Minutes
Motion: Commissioner Searle moved to approve the June 10, 2008 Preplanning and Regular session minutes with noted corrections and waive the reading. Commissioner Ellis seconded the motion.
Call the Question: The motion passed unanimously.
- 3) Public Hearing: Rezone of Property from MP-1/Light Planned Manufacturing and C-3/Commercial to C-3/Commercial, approximately located 700 West Riverdale Road.
Motion: Commissioner Gailey moved to close the public hearing. Commissioner Jones seconded the motion.
Call the Question: The motion passed unanimously.
- 4) Discussion and Recommendation of Proposed Rezone from MP-1/Light Planned Manufacturing and C-3/Commercial to C-3/Commercial, approximately located 700 West Riverdale Road.
Motion: Commissioner Searle moved to forward to the City Council recommend proposed rezone from MP-1/Light Planned Manufacturing and C-3/Commercial to C-3/Commercial, approximately located 700 West Riverdale Road.
Call the Question: The motion passed unanimously.
- 5) Concept Discussion for Proposed Assisted Care Facility approximately located 1580 Ritter Drive.
- 6) Discussion and Recommendation of Preliminary Site Plan for Tony Divino Use Auto Dealership, Sales Office, and Car Wash, approximately located 705 West Riverdale Road.
Motion: Commissioner Searle moved that the preliminary site plan for Tony Divino Use Auto Dealership, Sales Office, and Car Wash approximately located 705 West Riverdale Road be forwarded to the City Council and recommend approval with the stipulation that the emergency access be worked out with the Fire Department.
Call the Question: The motion passed unanimously.

- 7) Discussion and Recommendation of Preliminary Site Plan for Chick-Fil-A, approximately located 4045 South Riverdale Road.

Motion: Commissioner Ellis moved to table the preliminary site plan. Commissioner Searle seconded the motion.

Call the Question: The motion passed unanimously.

- 8) Discussion and Recommendation of Two Lot Subdivision, approximately located 4040 South Pacific Ave in a CP-3 Zone.

Motion: Commissioner Searle moved to forward to the City Council with recommendation of approval of the two lot subdivision approximately located 4040 South Pacific Ave. Commissioner Gailey seconded the motion.

Call the Question: The motion passed unanimously.

- 9) Conditional Use Permit Request for Billboard at 5234 Freeway Park Drive.

Motion: Commissioner Searle moved to deny the conditional use permit for billboard at 5234 Freeway Park Drive. Reasons for denial: the proposed property is located east of Freeway Park Drive which brings into question if it is part of the I-15 corridor; Utah Outdoor Advertising Act 72-7-501(2) states “purpose of this part to provide a statutory basis for the reasonable regulation of outdoor advertising consistent with customary use” and questions if the proposed use is consistent with customary use; protection of private property, unclear what impact the sign will have on surrounding property; and concern with number of people that commute in all types of weather which the sign may cause a safety issue. Commissioner Ellis seconded the motion.

Call the Question: The motion passed unanimously.

- 10) Discretionary Business

- 11) Adjournment.

Motion: Commissioner Ellis moved to adjourn the meeting. Commissioner Jones seconded the motion.

Call the Question: The motion passed unanimously.