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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 10, 2008** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chair  
Brent Ellis, Member  
David Gailey, Member  
Blair Jones, Member  
Allen Miller, Member  
Norm Searle, Member

Members Absent:

Bart Stevens, Member

Others Present:

Randy Daily, Community Development Director  
Marie Alvord, Planning Commission Secretary  
Two (2) petitioners

### 1. CALL TO ORDER

Chairman Farr welcomed everyone present and noted that Commissioner Stevens was absent and all other Planning Commissioner Members were present.

### 2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES.

Comments and changes were requested in the preplanning meeting.

**Motion:** Commissioner Miller moved to approve the Preplanning and Regular meeting minutes of May 13, 2008 with corrections noted and waive the reading of the minutes. Commissioner Searle seconded the motion.

**Call the Question:**

The motion passed unanimously.

### 3. CONCEPT DISCUSSION FOR SUBDIVISION OF PROPERTY AND NEW CHICK-FIL-A IN FRONT OF RC WILLEY.

Mr. Mark Babbitt, Great Basin Engineering, noted that he has been contracted to help prepare a subdivision plan to divide the RC Willey lot into two lots where Chick-Fil-A will build a free standing building. Commissioner Ellis asked how many parking stalls RC Willey will lose do to the new building. Mr. Babbitt noted that eighty (80) parking stalls will be taken out of RC Willey and Chick-Fil-A will have fifty-three (53) parking spaces. Mr. Daily noted that both RC Willey and Chick-Fil-A will meet the parking requirements of the City's ordinance.

Mr. Daily informed Mr. Babbitt that the proposed access opening across from the Burger King opening will need to be approved by UDOT because of the distance from the intersection of Riverdale Road and

the City will need a letter from UDOT stating approval. Chairman Farr noted that the Planning Commission feels the concept looks good and is a good addition to the City.

**4. CONCEPT DISCUSSION FOR TONY DIVINO USED CAR LOT SOUTH WEST CORNER OF 700 WEST RIVERDALE ROAD.**

Mr. James Glascock, Architect, noted that the area of consideration is the vacant lot at 700 West and Riverdale Road which previously had commercial use. He stated that the use of the property would be a used car lot with two buildings on the lot; one building which will have four detail bays on back and the other building will be a car wash which will be available 24 hours a day, 7 days a week. He then reviewed the future renovation plan for the entire Tony Divino Toyota site along with the landscape plan.

Commissioner Miller noted that the area for concept discussion is currently has two zones, C-3: Commercial and MP-1: Manufacturing. He asked if the property owner would consider rezoning the property to C-3. Mr. Glascock noted that he did not see a problem with the rezone. Commissioner Miller also noted that the new addition area would require about 1500 sq.ft. of landscaping and asked that in lieu of landscaping if the owner would consider placing a sidewalk. Mr. Glascock stated that he cannot answer for the owner and would need to take the request back to him. Mr. Daily said it is the City's desire to place a sidewalk there now as the area is developed instead of coming back later and requiring a sidewalk. He noted that the Public Works Director recommended the sidewalk and the City may be willing to wave the additional 1500 sq.ft. of landscaping. Mr. Glascock noted that he will take the request to Tony Divino.

Chairman Farr gave permission to proceed to the next phase of development, application for preliminary site plan approval.

**5. SITE PLAN AMENDMENT APPROVAL REQUEST TO ENCLOSE PORTION OF TONY DIVINO TOYOTA BUILDING TO CREATE ADDITIONAL BUILDING SQUARE FOOTAGE.**

Mr. Glascock stated that the enclosure will be the first phase of a number of renovations for the site. He reviewed the original site plan from Dusty's Auto and noted that the building enclosure was included in the original site plan. He continued on to describe the future renovations and additions that are required of Toyota. Mr. Daily informed the Planning Commission that this request is considered a site plan amendment which requires a recommendation to the City Council.

Chairman Farr asked if Public Works and the Fire Department have reviewed the site plan amendment. Mr. Daily noted that Public Works has reviewed it but the Fire Department will not review until the building plans are submitted. Mr. Glascock noted that the building was built under the 1988 Building Code and therefore additional upgrades may be required to bring the building up to current code which will include fire codes. Discussion was held on handicap access.

**Motion:** Commissioner Miller moved to recommend approval of the site plan amendment request to enclose a portion of the Tony Divino Toyota Building to create an additional 7,858 sq.ft. of building to the City Council. Commissioner Searle seconded the motion.

**Call the Question:**

The motion passed unanimously.

**6. CONDITIONAL USE PERMIT REQUEST FOR BILLBOARD AT 5234 FREEWAY PARK DRIVE.**

Chairman Farr noted that the petitioners were not present and asked Mr. Daily to continue with the agenda.

**7. SET PUBLIC HEARING TO REVIEW AND TAKE PUBLIC COMMENT ON SECTION 10-16-7: OFF PREMISE SIGNS OF RIVERDALE SIGN REGULATIONS ORDINANCE.**

Mr. Daily asked the Planning Commission to set a public hearing so that the City may properly notify the companies that have requested notification.

**Motion:** Commissioner Miller moved to set a public hearing to review section 10-16-7: Off Premise Signs of Riverdale Sign Regulations Ordinance for July 8, 2008. Commissioner Ellis seconded the motion.

**Call the Question:**  
The motion passed unanimously.

**8. DISCUSSION AND SET PUBLIC HEARING FOR AMENDMENTS TO ORDINANCE 10-12 FLOODPLAIN REGULATIONS, 10-27 FLOOD DAMAGE PREVENTION, AND 10-28 RESIDENTIAL LANDSCAPING.**

Mr. Daily recommended that the Planning Commission set the public hearing on July 8, 2008.

**Motion:** Commissioner Gailey moved to set the public hearing for amendments to Ordinance 10-12 Floodplain Regulations, 10-27 Flood Damage Prevention and 10-28 Residential Landscaping for 08 July 2008. Commissioner Jones seconded the motion.

**Call the Question:**  
The motion passed unanimously.

**9. DISCRETIONARY BUSINESS.**

Mr. Daily informed the Planning Commission on City Council actions that have taken place with development recommendations. He noted that the Parks Riverwalk PRUD was approved. He stated that in regards to Wildcat Storage there had floodplain been information presented that was not necessarily accurate. The City met with FEMA to discuss floodplain and it was noted that the City has met all the requirements of our ordinances and FEMA is satisfied with the City's enforcement of those ordinances. Discussion was held on the proposed floodplain ordinance amendments.

Commissioner Gailey asked if there needed to be anything officially done with the conditional use permit for the billboard. Mr. Daily recommended that the Planning Commission table the item until a representative from Reagan Outdoor Advertising is present.

**CONDITIONAL USE PERMIT REQUEST FOR BILLBOARD AT 5234 FREEWAY PARK DRIVE.**

Chairman Farr moved discussion to Item 6 and noted that a motion would be in order.

**Motion:** Commissioner Gailey moved to table discussion on conditional use permit request. Commissioner Miller seconded the motion.

**Call the Question:**  
The motion passed unanimously.

**10. ADJOURNMENT**

There being no further business to come before the Planning Commission, Commissioner Miller moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:14 pm.

Attest:

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Marie Alvord,  
Planning Commission Secretary

Approved:

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Don Farr, Chair