



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2008** at 7:30 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
Bart Stevens, Member

Others Present:

Randy Daily, Community Development Director
Marie Alvord, Planning Commission Secretary

1. CALL TO ORDER

Chairman Farr welcomed everyone present and noted that all Planning Commission members were present.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES.

Comments and changes were requested.

Motion: Commissioner Miller moved to approve the August 12, 2008 preplanning and regular session minutes with noted corrections and waive the reading. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

3. DISCUSSION AND RECOMMENDATION OF PRELIMINARY SITE PLAN FOR CHICK-FIL-A APPROXIMATELY LOCATED 4045 SOUTH RIVERDALE ROAD.

Mr. Daily reviewed the site plan. He noted that the plan does not show a sidewalk and said he spoke with Mr. Randy Jefferies with UDOT and it was determined that a sidewalk will be placed by UDOT after the road widening. Mr. Daily said that he does not understand the following details: dumpster apron in the travel lane, moving of existing lighting – need to show exactly where lighting will be, landscaping ratio, and a question on the plan noting that concrete needs to be moved – move curb? Mr. Daily stated that the preliminary site plan looks good and that all issues need to be addressed on the final site plan. Final site plan requirements include storm drain, sewer lines, building profile, design of dumpster enclosure and all requirements on the site plan standards check list.

Chairman Farr asked if they have already reviewed this preliminary site plan and if the Planning Commission should have all the items on the site plan standards check list. Mr. Daily noted that they have reviewed this as a concept with the subdivision and that the check list is for the final site plan review. Chairman Farr asked when the approval for the subdivision will be given. Mr. Daily said that he does not

know. Chairman Farr recommended that the subdivision be taken care of before the final site plan approval is given. Mr. Daily agreed and noted that this is just the preliminary plan and engineering and storm water studies still need to be completed including parking ratios, lighting, dumpster, and building elevation.

Mr. Mike Staten, Ensign Engineering clarified some of the items that have been questioned; dumpster apron will be reinforced pavement and portions of the curb will be removed to allow for landscaping. He noted that he does not know the status on the lot subdivision. Mr. Daily reviewed the history of the lot and explained that existing agreements may be holding up the subdivision.

Motion: Commissioner Searle moved to forward the preliminary site plan for Chick-Fil-A approximately located 4045 South Riverdale Road to the City Council and noted that it is still waiting on the subdivision of the lot.

Discussion on the Motion: Mr. Daily noted he misled the Planning Commission on the executive summary and said the item is preliminary only and will not be forwarded to the City Council but the recommendation will be to the developer to proceed with the final site plan.

Motion: Commissioner Searle moved to approve the preliminary site plan for Chick-Fil-A approximately located 4045 South Riverdale Road with the stipulation that the Riverdale City Site Plan Standards Check List is used for the final site plan and all items be accomplished and presented on the final site plan. Also the subdivision of property needs to be complete and all agreements worked out the The Boyer Co. Commissioner Miller seconded the motion.

Call the Question:

The motion passed unanimously.

A short recess was taken at this time.

4. DISCUSSION AND REVIEW OF TITLE 10, CHAPTER 22: PLANNED RESIDENTIAL UNIT DEVELOPMENT.

Mr. Daily said that there has been a request to review the PRUD ordinance and stated there are areas that need to be fine tuned or eliminated. He noted that Public Works Director Lynn Moulding mentioned that he would prefer that the city does not maintain meters and hydrants in developments with private roads. Chairman Farr asked if the sewer system is dedicated to the City. Mr. Daily noted that the ordinance will allow for the water and sewer to be private. Commissioner Miller asked what the reasoning is for the city to not own meters and hydrants. Mr. Daily noted that if the road, sewer, and storm water pipes are all private the meters and hydrants should be private as well. Commissioner Miller suggested changing the wording to note that with dedicated roads the city will maintain meters and hydrants and with private roads the association will maintain them.

Chairman Farr asked if there were other areas in the ordinance that needs further review. Commissioner Searle stated that he has a few concerns that he would like to address. He mentioned that a few years ago there was a consensus made with the Planning Commission and City Council to eliminate PRUD's in the city and stated that he does not know why the ordinance was brought back. Mr. Daily said that the general plan was amended to make them site specific and therefore the ordinance was brought back. Commissioner Searle noted that the city of North Ogden rescinded their PRUD ordinance and compared Mr. Frost's development in North Ogden City to his development in Riverdale City. Commissioner Searle mentioned that several residents who live in PRUD's have contacted him about a leaking hydrant that they wish the city could fix and also noted that a common complaint is that they pay taxes to the city and yet do not receive the same benefits as the other residents. He continued by stating that in the old ordinance 10-22-5g it noted that the subdivision ordinance 10-21 also applied to all developments and he still feels that it should be included so that the streets will be built to city standards and city maintained.

Mr. Daily noted that if the PRUD were amended to include city owned streets it would basically be similar to a small lot subdivision with dedicated streets, storm drain, etc. Commissioner Miller noted that when the ordinance was brought back for review the Planning Commission had consensus for dedicated roads and sewer, sidewalk on both sides. Commissioner Stevens discussed the broken meter at The Ridge and noted that residents are upset that they have to replace the hydrant but further stated that the fire hydrant issue is opening up the whole issue of the PRUD. He stated that the ordinance in its entirety should be reviewed not just a line or two. Mr. Daily noted that the comments made have been valid and suggested that the city may be better off with a small lot subdivision with 4500 sq ft lots instead of a PRUD. Commissioner Searle asked if the city will continue to test the fire hydrants if they are privately owned. Commissioner Miller discussed the state laws surrounding the Fire Department and the testing of all hydrants.

Commissioner Searle made a recommendation to go with small lot subdivisions or have a PRUD with required city dedicated streets and open space. In his opinion it would be better for the citizen and city and will ensure higher quality product. Chairman Farr noted that in his opinion a developer may make an association within a small lot subdivision where the city maintains the streets and they can do away with the PRUD ordinance. Commissioner Stevens agreed with the previous statements and further noted that discussion should center more on the PRUD ordinance itself and whether or not the city will require dedicated streets. Chairman Farr asked if the PRUD ordinance was repealed if the current PRUD's will still be required to maintain the streets. Mr. Daily noted that the association will continue to be responsible for the maintenance of all private streets, sewer, water and storm water lines. Discussion was held on the financial burden a new street will be on a small PRUD. Chairman Farr requested that this item be brought back in a couple of weeks for further discussion. Mr. Daily noted that he would forward the minutes from the meeting to the City Council so they will be aware of their feelings and thoughts on the ordinance.

5. DISCRETIONARY BUSINESS

Commissioner Jones noted that there are people outside of Sam's Club and Home Depot selling dogs and asked if this was legal. Mr. Daily noted that they do not have a business license and therefore illegal and stated that he will inform the Police Department.

Commissioner Stevens noted that the school year has begun and there are tree branches which lay across the sidewalk. Commissioner Miller also noted trees that need to be trimmed back. Location was discussed. Mr. Daily noted that if the tree limbs are in the street and disrupt driving the city usually trims but if the limbs are on the sidewalk and disrupt walking the home owner is responsible.

Commissioner Ellis noted that the Russian thistle on 1500 West has been cleaned up but the big field has not been touched and is the biggest eyesore in the city. Mr. Daily asked if thistle is also in the field. Commissioner Ellis noted that there is thistle. Mr. Daily stated that the health department has some power with noxious weeds and noted that the property owner will be informed of the problem.

7. 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 8:37 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair