



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **December 09, 2008** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Allen Miller, Chair
Brent Ellis, Member
David Gailey, Member
Blair Jones, Member
Norm Searle, Member
Bart Stevens, Member

Others Present:

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

1. CALL TO ORDER

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

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES.

Comments were made in the preplanning meeting.

Motion: Commissioner Ellis moved to approve the November 11, 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. APPROVAL OF THE 2009 PLANNING COMMISSION ANNUAL MEETING SCHEDULE.

Comments were made in the preplanning meeting.

Motion: Commissioner Searle moved to approve the 2009 Planning Commission Annual Meeting Schedule as printed. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

4. DISCUSSION AND RECOMMENDATION OF THE RC WILLEY / CHICK-FIL-A SUBDIVISION, LOCATED APPROXIMATELY 4067 SOUTH RIVERDALE ROAD.

Mr. Daily said the petitioner had submitted an updated subdivision plan that is slightly different than the one the Planning Commission had received in their packets. He stated that the subdivision plan shows lot 2 to be 43 ft wider and that is the only change. He noted the request is to allow the subdivision of property from RC Willey so the development may move forward with the site plan review for Chick-Fil-A. Chairman Miller noted that the site plan needs to come back as a preliminary to show that it still meets landscaping

requirements. Discussion was held on parking, pedestrian safety and the dedicated drive isle through the development.

Chairman Miller asked if the Weber Canal water easement will be vacated. Mr. Daily noted that the city owns the easement and that it no longer connects with anything and that the rights on that easement will be vacated. The Planning Commission expressed concern for pedestrian safety especially in the drive isle between Olive Garden and the proposed Chick-Fil-A and limited convenient parking for Olive Garden.

Motion: Commissioner Searle moved to recommend approval of the RC Willey / Chick-Fil-A subdivision, located approximately 4067 South Riverdale Road. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

5. DISCUSSION AND REVIEW OF PROPOSED AMENDMENTS TO TITLE 10, CHAPTERS 9C AND 14 / ZERO LOT LINE.

Mr. Daily stated that his intention for reviewing these changes is just to get ideas and opinions from the Planning Commission. Chairman Miller noted that they have discussed and reviewed this particular ordinance for two previous meetings and his feeling is that Mr. Banner's request is a good fit for the area but is not a good change for the entire city. In his opinion the existing ordinance suits the City's needs without changing to allow for zero lot line developments; therefore he does not want to change it. Commissioner Searle asked for a definition of zero lot line. Mr. Daily explained that there are two types of zero lot line developments; a twin home where the zero lot line is in the middle of the house and a patio home where the home is built on the property line to allow for a wider landscaped area on the opposite side yard between the homes.

Chairman Miller noted that the Planning Commission had just recommended to the City Council to do away with duplexes in the R-2 zone and he feels that by allowing zero lot lines it undermines the intent of eliminating duplexes. Mr. Daily informed him that the City Council has not passed that recommendation and staff is looking to possibly revise the ordinance. He noted that the City Council was uncomfortable with not allowing any new duplexes in the R-2 zone. Affordable housing was discussed.

Commissioner Jones said that he feels they have already made their decision. He feels that to amend the ordinance will be fine for now but will cause problems in about 15 or 20 years therefore does not want to amend the ordinance. Commissioner Ellis noted that he is comfortable with the current ordinance and that it does not need to be amended. Commissioner Searle stated he is in agreement with the other Planning Commission members that the current ordinance is sufficient. Commissioner Stevens noted that zoning is in place to have uniformity or a pattern within a neighborhood that protects the value of that neighborhood. He feels that the current ordinance does that and is sufficient.

Motion: Commissioner Stevens moved that the proposal to amend Title 10, Chapters 9C and 14 not be amended but the ordinance as currently written stands as is. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

Chairman Miller thanked Mr. Daily for his efforts in proposing the changes and noted that it is not the right time to go forward with these changes. Commissioner Searle concurred with Chairman Miller's comments.

6. DISCUSSION AND REVIEW OF PROPOSED AMENDMENTS TO TITLE 10, CHAPTER 22-4 / PRUD.

Mr. Daily asked for discussion and recommendations for amendments to the PRUD ordinance. Chairman Miller noted that he liked that the infrastructure be maintained by the City and noted that it will take the burden off the association and the residents will see their tax money being used for them. Mr. Daily reviewed the changes noting that it takes away the developer's ability to have a private road because all roads would be dedicated to the city.

Commissioner Jones asked if the amendments will affect the existing PRUD's. Mr. Daily noted that it will not affect any existing PRUD development. Commissioner Ellis stated that he liked that the city will be involved with the sewer, water, and storm drains to make sure they are up to city standards and the city will be responsible for the maintenance. He also like that the roads will be wider and also maintained by the city. Commissioner Searle concurred noting that it protects the citizens and smaller PRUD's.

Commissioner Searle noted that the following areas in 10-22-4 need more guidance:

- G: Set backs. Is a front setback needed? Possible language, as determined by developer and Planning Commission.

Mr. Daily noted that it was left open to allow the Planning Commission and developer to be more flexible. The Commission recommended changing the language to read "as determined by the Planning Commission" and determine if it visually looks good and that the fire department can access the development.

- H: Landscaping. Commissioner Searle read from Landmark Zone, *all landscaping shall visually enhance and complement the overall development and be installed and maintained in conformance with a landscape plan, which has been approved by the planning commission.* Recommended that each development submit a landscape plan. Also recommended that city staff review the landscape portion of North Ogden's PRUD ordinance.

- K: Parking. Noted that he liked the changes Mr. Daily made to this section and asked if the 20 ft needs to be bigger or is it adequate.

Discussion was held on driveway length minimum. It was determined that 24 ft would be sufficient. Chairman Miller suggested that since the front setback will be restricted to 24 ft then the rear setback could be reduced to 15 ft.

- J: Open Space. Feels that it needs to be defined clearly.

Mr. Daily agreed noting that the definition of what is usable will be included.

- L-2: Basements: Does not need to be included, can be taken out.

Mr. Daily agreed noting it will be taken out of the next draft.

Commissioner Searle noted that the following areas in 10-22-5 need more guidance:

- F: Subdivisions. Noted that this section as well as the purpose in 10-22-1 state that the development should be looked at as a unit and have unity and conformity throughout the entire development.

Discussion was held on the previous Park's Riverwalk PRUD which was approved having different builders and sectioned off yards. It was determined that this was a unique case due to litigation and that in most cases the PRUD's should have compatibility throughout the entire development.

- G: Applicability. Noted that there are stipulations in this section that seemed to not apply such as street lighting.

Mr. Daily informed him that with the proposed changes all the stipulations will now apply, for example if roads are dedicated to the City the streetlights will be put in by the developer and maintained by the city.

- H: Adaptable Area. Think it is ok as is.

Chairman Miller stated that in his opinion the Planning Commission should table this item until Mr. Daily can get the verbiage squared away to bring it back for further review.

Motion: Commissioner Searle moved that the PRUD ordinance under review be tabled until such time that Mr. Daily can make the recommended changes. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

7. DISCRETIONARY BUSINESS

Mr. Daily noted that the Christmas Luncheon will be held Wednesday, December 17, 2008 at 12 noon in the Community Center. All Planning Commission members are invited to attend.

Commissioner Searle asked if there will be a meeting December 23, 2008. Mr. Daily stated that it will be canceled since it is so close to Christmas. The next scheduled meeting is January 13, 2009.

Commissioner Gailey requested that Mr. Daily follow up with Mr. Banner's zero lot line request. He should be informed that he can go to the City Council to appeal the Planning Commission's decision to deny the request.

8. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:59 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Allen Miller, Chair