



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 13, 2009** 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
Braden Mitchell, Member
Norm Searle, Member
Bart Stevens, Member

Others Present:

Randy Daily, Community Development Director
Marie Alvord, Planning Commission Secretary
Keith Russell, Ensign Engineering

1. CALL TO ORDER

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present. He recognized Commissioner Braden Mitchell and welcomed him to the Planning Commission.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES.

Motion: Commissioner Gailey moved to approve the December 09, 2008 Preplanning and Regular session minutes and waive the reading. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

3. DISCUSSION AND RECOMMENDATION OF CHICK-FIL-A PRELIMINARY SITE PLAN, LOCATED APPROXIMATELY 4067 SOUTH RIVERDALE ROAD.

Mr. Daily stated that the subdivision with RC Willey has been approved by the City Council and will be recorded with Weber County. He noted that the final site plan will be submitted with all the engineering and finished details but this item should continue as an application for preliminary site plan approval. He also noted that he had questions or needs further clarification on the following items:

- North side of parking lot does not show any kind of development, it is lacking striping or any kind of design.

- The ramp system behind the building is indicated as handicapped. It will not be used as a handicap access but for employees using hand-trucks. The handicap indication needs to be removed.
- Majority of landscaping will be removed and replaced with new landscaping.
- Signage is not shown on the site plan.
- Safety on drive isle between Olive Garden and Chick-Fil-A.
- Parking ratio and landscaping ratio needs to be indicated on the final site plan.

Mr. Daily stated that he feels the preliminary site plan is sufficient and the petitioner should move ahead with the engineering and final site plan. Chairman Miller turned the time over to the petitioner to answer questions.

Mr. Keith Russell, Ensign Engineering, stated that the owner of Chick-Fil-A lives out of state and will be present for the final site plan approval. To answer Mr. Daily's questions, Mr. Russell commented:

- Chick-Fil-A will have a free standing sign. The architect is reviewing the sign and it has not been approved yet.
- Asked for clarification on the north side of the parking lot. Mr. Russell said Chick-Fil-A agreed to buy a certain amount of land and noted that it will not be developed in that area and parking will remain the same.
- Drive isle between Olive Garden and Chick-Fil-A will mostly remain the same. Curb and gutter will be removed at one area to allow for access into Chick-Fil-A but drive patterns will remain the same.

Mr. Russell discussed driving patterns through Chick-Fil-A. Mr. Daily reviewed landscaping and noted that the development exceeds the 20% requirement but that the actual percentage should be indicated on the site plan. Mr. Russell explained that they are close on a lot of things and need to iron out a few items but stated that they will be taken care of for the final site plan. He said the biggest issue is with the storm drain, stating that the only way to get the required retention is to go underground and since it is a new concept, it will take some time to get it to fit the City's requirements. Mr. Daily stated that underground retention has been allowed previously within the City. A General discussion of dumpster design, parking requirements, drive through configuration, and lighting was held.

Motion: Commissioner Searle moved to approve the Chick-Fil-A Preliminary Site Plan, located approximately 4067 South Riverdale Road. Commissioner Mitchell seconded the motion.

Call the Question:

The motion passed unanimously.

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

Mr. Daily noted that there was discussion in the preplanning meeting and he is looking for clarification and/or direction from the Planning Commission. Commissioner Gailey brought attention to 10-22-4F-1C: *All water meters main lines, service lines on the street side of the meters and fire hydrants will be owned and maintained by Riverdale City.* He asked if this is the same thought out the entire City. Mr. Daily stated that it is like any other development in that once the meter is installed on private property it is up to the homeowner's association to determine maintenance responsibility. Chairman Miller noted that under the traffic study (10-22-4F-2b), City Attorney Steve Brooks commented that it was too vague. Mr. Daily stated that, in his opinion, it is not vague but up to the discretion of the Public Works Director and City Engineer whether a traffic study should be required for a specific PRUD.

Discussion of setback requirements ensued. Chairman Miller recommended that instead of breaking down each type of development, that the zero lot line developments be required to follow the zero lot line ordinance. He also recommended that setbacks be set as 24 ft front yard, 3 ft side yard, 10 ft rear yard for other PRUD developments. Landscaping was then discussed. Commissioner Searle recommended that a certain percentage of landscaping be required per development. Commissioner Gailey suggested placing a ratio requirement for landscaping, so that landscaping is proportionate to the size of development.

Commissioner Searle discussed 10-22-4L-3: *Exterior coverings (brick, rock, stucco).* He suggested that siding be added to the exterior covering list and stated that he is concerned with a ratio requirement. He explained that it is undesirable to have an all stucco home and suggested that a ratio of brick or rock be required with another type of exterior. Chairman Miller suggested a 40% combination of any exterior. Mr. Daily stated that the purpose is to avoid homes with all stucco or siding and that the emphasis should be placed on brick or rock. Commissioner Stevens asked if the City Council will support the amendments to the PRUD ordinance. Mr. Daily stated that the City Council is aware of the current limitations to the ordinance and feels that there will be support to these changes.

Consensus: Mr. Daily will incorporate requested changes to the ordinance and bring back for further review at the next scheduled meeting, January 27, 2009.

5. DISCRETIONARY BUSINESS.

Commissioner Gailey reviewed voting and noted to use yea and nay.

Mr. Daily asked if the Planning Commission liked the meeting time or if it could be changed with the Preplanning meeting starting at 5:30 pm and regular meeting at 6:00 pm. Commissioner Mitchell and Chairman Miller noted that the time change would not work with their schedules. Commissioner Stevens stated that he would prefer the earlier time and requested that this be considered again in six months.

Mr. Daily noted that the packets will soon be emailed to the Planning Commission. He stated that the City will provide a laptop computer for each member. Discussion was held on training and location of needed materials.

Mr. Daily informed the Planning Commission that a joint City Council and Planning Commission meeting will be held January 27, 2009 after the scheduled regular Planning Commission meeting. He noted that it will cover the zero lot line ordinance and to review areas that have infill lots. Commissioner Stevens requested that all present stay focused on the agenda to avoid wasting time.

Commissioner Searle asked about the updates for Title 10 and noted that Chapters 3 and 4 were missing and said reserved on them. Mr. Daily explained that those chapters were moved to Title 2 and those chapters are now on reserve for when a new ordinance is created. Commissioner Searle also noted that he is missing pages from the index.

6. 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 7:42 pm.

Attest:

Approved: February 10, 2009

Marilyn Banasky, City Recorder

Allen Miller, Chair