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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 28, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: Allen Miller, Chairman  
David Gailey, Commissioner  
Braden Mitchell, Commissioner  
Norm Searle, Commissioner  
Bart Stevens, Commissioner  
Blair Jones, Commissioner

Excused: Brent Ellis, Commissioner

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder, and 3 citizens.

## **A. Welcome & Roll Call**

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present except Commissioner Ellis who is excused.

## **B. Open Communications**

None

## **C. Consent Items**

- 1. Approval of meeting minutes from:  
April 14, 2009 Work Session  
April 14, 2009 Regular Planning Commission**

**Motion:** Commissioner Mitchell moved to approve the Work Session and Regular minutes from April 14, 2009. Commissioner Searle seconded the motion.

### **Call the Question:**

The motion passed unanimously.

## **D. Action Items**

- 1. Consideration of approval of Subdivision and Site Development Plan for Chick-Fil-A located at 4067 Riverdale Road.**

Randy Daily reported that this item is for the Planning Commission to make a recommendation for the subdivision of the property and to forward the final site plan for Chick-Fil-A to the City Council. He explained that the City Engineer has stated that the engineering concerns have all been addressed and corrected. He stated that the Site Development Plan moves the Chick-Fil-A building back to its original location, which is closer to Burger King. Mr. Daily reported that all Title 10 issues have been complied with and recommends approval of this item.

Commissioner Searle reported that he likes that the building was moved from the Olive Garden side back to the Burger King side and feels that it will work better. Commissioner Stevens inquired if concrete islands would be installed in the parking lot to help define the division between R. C. Willey and Chick-Fil-A. Marv Jensen from R. C. Willey reported that islands will be installed along the west of Chick-Fil-A and throughout the parking lot to make it appear that there is more of a roadway. He indicated that the islands will also be landscaped and that R. C. Willey will be maintaining them. He thanked the Planning Commission for their indulgence of changing the Site Development Plan twice. He reported that the canal easement abatement will also need to go with this approval. Mr. Daily reported that will be in the Ordinance that is created and will accompany the recording of the mylar to show that Riverdale City vacates that easement. Mr. Jensen reported that they have completed their deal with UDOT for the widening of Riverdale Road but doesn't know when the road widening will start. Commissioner Jones inquired if this development will have an entrance by the Burger King. Mr. Jensen replied that they won't as that entrance is too close with the Riverdale Road widening. Mr. Daily reported that the next step is to send the design to the Design Review Committee to look at colors and building materials. Mr. Jensen reported that Chick-Fil-A will try to break ground the first week of June and wants to be open before the end of the year.

**Motion:** Commissioner Searle moved to make a favorable recommendation for the final approval of the Subdivision and Site Development Plan for Chick-Fil-A located at 4067 Riverdale Road, with the stipulation that all corrections that have been made be reviewed and approved by the City Engineer. Commissioner Stevens seconded the motion.

**Call the Question:**

The motion passed unanimously.

**2. Consideration of approval of 1500 West roadway extension.**

Randy Daily reported that item this was brought before the Planning Commission at a previous meeting where they were told if it turns out that the road will have slopes greater than 20% it would come back to the Planning Commission and would need to comply with all the requirements of the hillside Ordinance. He stated that it has been determined that the road has slopes greater than 20%. He reported that a geotec study has been done and that any requirements from the study have been implemented in designing the road. Commissioner Jones inquired if the plan is to develop lots for housing on both sides of the road. Mr. Daily replied that it is being designed for one lot on the east with a potential for three to four lots on the west side. He stated that if the owner wants to subdivide the land into lots on the west side, it will have to go through the Planning Commission review and approval process and will most likely include a request to rezone the property.

**Motion:** Commissioner Gailey moved to give final approval to the 1500 West roadway extension. Commissioner Mitchell seconded the motion.

**Call the Question:**

The motion passed unanimously.

**E. Discretionary Business**

Commissioner Gailey inquired if the speed limit on Ritter Drive will be lowered to 25 mph as the suggested speed limit on the 1500 West extension road is 25 mph. Mr. Daily replied that he doesn't know if that has been considered or not and is not sure if the new road will have load limits like there are on Ritter Drive. Commissioner Searle suggested putting a load limit on the 1500 West extension if Ritter Drive has a load limit and placing signage to that effect.

Commissioner Jones inquired if there could be another wireless internet connection near him as he and Commissioner Ellis only have one outlet to share.

**F. Adjournment**

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn the meeting. Commissioner Mitchell seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:56 pm.

Attest:

Approved: May 12, 2009

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Marilyn Banasky, City Recorder

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Allen Miller, Chair