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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 24, 2010 at 6:30 p.m.** at the Riverdale Civic Center, 4600 S. Weber River Drive.

Members Present: Braden Mitchell, Chairman Pro-Tem  
Michael Staten, Commissioner  
Mike Hall, Commissioner  
Brent Ellis, Commissioner  
Bart Stevens, Commissioner  
Blair Jones, Commissioner

Excused: Allen Miller, Chairman

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder; and 1 citizen

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

Chairman Pro-Tem Mitchell welcomed everyone and noted that all members were present except Chairman Miller.

### **B. Open Communications**

None

### **C. Consent Items**

1. **Approval of meeting minutes from:  
August 10, 2010 Work Session  
August 10, 2010 Regular Planning Commission**

**Motion:** Commissioner Ellis moved to approve the consent item. Commissioner Hall seconded the motion.

#### **Call the Question:**

The motion passed unanimously.

### **D. Action Items**

1. a. **Hold public hearing to rezone property located at 4707 S. 900 W. from C-3 - Regional Commercial Zone to RCP - Retail/Commercial Park Overlay Zone.**

Chairman Pro Tem Mitchell opened the public hearing at 6:34 p.m.

No comments were given from the public.

**Motion:** Commissioner Ellis moved to close the public hearing. Commissioner Jones seconded the motion.

**Call the Question:**

The motion passed unanimously.

The public hearing was closed at 6:35 p.m.

**b. Consideration to rezone property located at 4707 S. 900 W. from C-3 - Regional Commercial Zone to RCP - Retail/Commercial Park Overlay Zone.**

Randy Daily reported that this request is before the Planning Commission due to the need of reduced setbacks because of the size of the property. He explained that the RCP zone allows for flexibility and that there are some issues that will need to be resolved, such as the screening requirement in the RCP zone. He stated that this property is in an RDA project area and that the RDA has approved the Use Request for a Jiffy Lube. He recommends approving the rezone and forwarding it on to the City Council with a favorable recommendation.

Commissioner Jones stated that Home Depot has rental equipment just south of the proposed Jiffy Lube site and wondered if that would be a problem. Jonathan Taylor, developer for Jiffy Lube, replied that they have talked to Home Depot and reported that nothing is on the proposed Jiffy Lube pad. Commissioner Jones inquired about parking. Mr. Taylor reported that when a car comes to Jiffy Lube they can normally pull into the bay. Commissioner Ellis discussed the traffic pattern and inquired if traffic will enter a certain way as the intersection by McDonalds is very busy and it would be difficult to make a left turn. He suggested having them enter at the north end and exit at the south end. Mr. Taylor replied that he isn't sure how the traffic will flow, but stated that they wouldn't have an issue moving the building one way or the other on the pad to accommodate traffic flow. He reported that Jiffy lube will have traffic going one way. Commissioner Ellis stated that his preference would be to have them exit on the south end. Mr. Taylor replied that is the way it is set up now. Commissioner Ellis discussed Riverdale City Code Section 10-13-B-2: Objectives and Intent, paragraph 6 which states that the development must provide for "large view corridors between buildings and structures to allow view of mountain ranges, trees, river areas, or such areas as may be deemed viable by the Planning Commission and City Council". He stated that he thinks the ordinance contradicts itself as in section 10-13-B-6: Screening: Walls, Fences, Hedges: as it states that "An opaque screen shall be installed and maintained along all zone boundaries, other than streets". He feels that the screening could take away the view corridor and line of sight for IHOP. Mr. Taylor reported that they are willing to work with the City to make the development work and wondered if the screening could be shrubbery. He stated that the Jiffy Lube building is only 34 feet wide, so they could do low shrubbery and keep the view corridor wide open. Commissioner Stevens inquired where the setbacks would be measured from. Mr. Daily replied that the setback is measured from the property line. Commissioner Stevens inquired if there would be two or three bays. Mr. Taylor replied there will be three bays. He stated that the Riverdale store will mimic the store in Harrisville. Commissioner Jones inquired as to their timeline. Mr. Taylor replied that if all goes well, they would probably break ground early next year. Chairman Pro-tem Mitchell stated that he would like to see a business there but is concerned with traffic flow, especially if the traffic exits by McDonalds. Mr. Taylor replied that traffic will enter by McDonalds. Chairman Pro-Tem Mitchell

reported that he is against traffic entering from the south. Mr. Taylor stated that is also why they are planning on putting curb and gutter around the building which will help direct traffic to go one way. Mr. Daily inquired what will prevent traffic from pulling in to the west opening. Mr. Taylor stated that there will be directional signage but nothing will prevent them from coming in that way. He stated that it will be like a drive-through with one extra escape. He stated that he agrees with Chairman Pro-Tem Mitchell that the traffic flow needs to be looked at and stated that Jiffy Lube wants it to be the safest way possible.

**Motion:** Commissioner Ellis moved to forward to the City Council with a favorable recommendation to rezone the property located at 4707 S. 900 W. from C-3 - Regional Commercial Zone to RCP - Retail/Commercial Park Overlay Zone, with the stipulation that they look at the traffic pattern and also meets the City ordinances concerning screening. Commissioner Staten seconded the motion.

**Call the Question:**

**Roll Call Vote:** Commissioner Jones, Aye; Chairman Pro Tem Mitchell, Aye; Commissioner Hall, Aye; Commissioner Stevens, Nay; Commissioner Ellis, Aye; Commissioner Staten, Aye. The motion passed with five in favor and one opposed.

**E. Discretionary Business**

**1. August 31, 2010 Strategic Planning meeting.**

Randy Daily reported that the Planning Commission will join the City Council for a joint Strategic Planning meeting on August 31, 2010, beginning at 6:30 p.m. at the Riverdale Community Center.

Mr. Daily reported that he has had requests to allow chickens in residential zones. He asked the Planning Commission if they would like to look at a draft ordinance regarding this. Commissioner Jones inquired if they need to look at one if they don't think they would pass it. Mr. Daily replied that they don't have to look at one, but that he is trying to accommodate some requests from residents. Commissioner Ellis stated they could entertain the ordinance. Commissioner Stevens stated that he feels they shouldn't have an ordinance if they aren't going to enforce it and thinks there are ordinances in place now that are not enforced. He stated that he is reluctant about introducing things that are not going to be enforced.

**F. Adjournment**

There being no further business to come before the Planning Commission, Commissioner Staten moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:58 p.m.

Approved: September 14, 2010

Attest:

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Braden Mitchell, Chairman Pro-Tem

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Marilyn Banasky, City Recorder