



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 28, 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: Larry Hansen, City Administrator; Randy Daily, Community Development Director; Jeff Woody, Building Official; 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:
September 14, 2010 Work Session
September 14, 2010 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. a. Public hearing to amend Title 10, Chapter 14, Section 4: Yard Regulations.**

Chairman Pro-tem Mitchell opened the public hearing at 6:30 p.m.

No comments were given by the public.

Motion: Commissioner Hall moved to close the public hearing. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

The public hearing was closed at 6:31 p.m.

b. Consideration of amending Title 10, Chapter 14, Section 4: Yard Regulations.

Randy Daily reported that this change applies to setbacks for accessory buildings in a residential zone that are over 200 square feet. He stated that the setback requirement for the larger accessory buildings is different than those under 200 square feet because garages are viewed differently under the residential code. He reported that this amendment will bring Riverdale City code into compliance with the International Residential Code. Commissioner Stevens inquired if there was a height limitation. Mr. Daily replied that the height limitation is already part of the ordinance and is not changing.

Motion: Commissioner Staten moved to forward to the City Council with a favorable recommendation amending Title 10, Chapter 14, Section 4: Yard Regulations. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

2. Consideration of preliminary site plan for In-N-Out Burger located at 4030 Riverdale Road.

Randy Daily reported that the RDA has already approved this use and that this is an allowed use in the C-3 zone. He stated that the preliminary site plan meets all the requirements of the C-3 zone. He stated that the landscape ratio is based on the Toys R Us building and the In-N-Out Burger building as they are being considered as one piece of property. He stated that the parking ratio for the entire site is fine as there is a total of 138 parking spaces. He stated that In-N-Out is providing 40 parking stalls based on the requirement of one parking space per four seats/booth/table. He explained that the parking ratio for the existing Toys R Us building is one parking space of 300 square feet which is the specialized retail ratio. He reported that the specialized retail parking ratio was used due to a no-compete clause for the development. He stated that there is also a reciprocal cross access parking agreement for the center. He stated that even though he doesn't see an issue with parking, it may need to be re-evaluated once the use for the Toys R Us building is known.

Barney Michaelchuck from Greenberg Farrow represented In-N-Out Burger. He stated that they are happy to see the project moving forward and that they are anxious to move ahead. He stated that the improvement to the site will probably exceed what is currently submitted and that they will have improvements to the adjacent parking lot with additional lighting, paving, and re-stripping. Commissioner Stevens stated that he wants the project to look good from the street and hopes they don't meet the landscape ratio by using landscaping in the back of the Toys R Us building. Mr. Michaelchuck replied that all of the Utah projects have landscaping in excess of the minimum requirements. Commissioner Hall stated that he is excited to have them here as everything is fresh. He inquired how they handle excess grease. Mr. Michaelchuck replied that there is a grease interceptor and a trash compactor. He stated

that they recycle plastics and paper whenever they can. He stated that In-N-Out is investigating alternate methods and if they are mandated someplace, they will become a rule everywhere. Commissioner Hall inquired if they use a vendor to haul things off. Mr. Michaelchuck replied that they use a private vendor. Commissioner Ellis inquired how many employees they will have and how many customers they generally serve. Mr. Michaelchuck replied they will have between 50 to 60 full and part-time employees and that he is not privy to the number of customers they serve. Commissioner Staten reported that he liked the intensity of the shrub beds in front of the building. He stated that his only concern was using six inch river rock in the shrub beds. He inquired if this has been done successfully in other locations. Mr. Michaelchuck replied that it has been done in every one in Utah. Commissioner Staten wondered about the effect that would have on other plants. Mr. Michaelchuck replied that Centerville may not have six inch river rock but that he can check into it. Commissioner Staten stated that he would be interested in seeing pictures. Commissioner Stevens inquired as to their timeline for construction. Mr. Michaelchuck replied that they hope to begin construction by March 2011 and open for business in late June or early July, 2011. He reported that their construction timeline is 120 days and that they would not begin construction in the winter.

Motion: Commissioner Staten moved to approve the preliminary site plan for In-N-Out Burger located at 4030 Riverdale Road. Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously.

E. Discretionary Business

None

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Ellis moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:50 p.m.

Approved: October 26, 2010

Attest:

Braden Mitchell, Chairman Pro-Tem

Marilyn Banasky, City Recorder