



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 14, 2011 at 6:33 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Braden Mitchell, Chairman
Blair Jones, Commissioner
Michael Staten, Commissioner
Steve Hilton, Commissioner

Members Excused Mike Hall, Commissioner
Brent Ellis, Commissioner
Bart Stevens, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and 4 members of the public.

A. Welcome & Roll Call

Chairman Mitchell welcomed everyone to the meeting and stated for the record all members were present except Commissioners Hall, Ellis and Stevens who are excused.

B. Open Communications

No comments.

C. Presentations and Reports

Mr. Daily told the Commission there were no major changes to the Community Development Report in addition to the items discussed in the work session. Commissioner Jones asked about the status of 7-Eleven and Mr. Daily said their plan was to open sometime within the week. He said that they had secured their business license and were simply waiting on completion of the construction so that they could have a final inspection before opening to the public. There were no additional comments or question on the report.

D. Consent Items

1. Approval of meeting minutes from:
May 24, 2011 Work Session
May 24, 2011 Planning Commission

Chairman Mitchell asked for any changes to the previous meeting minutes and none were noted.

Motion: Commissioner Staten moved to approve the consent items. Commissioner Jones seconded the motion

Call the Question:

The motion passed unanimously.

E. Action Items

Chairman Mitchell said the Commission was being asked to review and make a recommendation to the Council for the final site plan for “The Crossing at Riverdale” located at 700 West and Riverdale Road, specifically whether or not to allow the installation of a new 700 West curb

approach into the property. Mr. Daily said his executive summary included comments from UDOT stating that the new approach shouldn't affect traffic with a right in and right out curb approach. He said that he also consulted with the police who stated that their only concern was how to regulate traffic coming in and out of the proposed new financial institution. He said the proposal to amend the agreement to develop land would go before the Redevelopment Agency next week and the new curb approach would be considered by the City Council with the Commission's recommendation.

Petitioner Homer Cutrubus said there are two approaches now to relieve traffic in the center but the financial institution wants this additional approach or they claim they won't build. Commissioner Staten said he would like some way to enforce traffic flow out of the location to avoid back up on Riverdale Road. Commissioner Jones asked how the Sinclair gas station across the street from the proposed new entrance will be affected and Mr. Daily said it wouldn't be impacted as any island would be in the driveway of the crossing and not out into the road. Chairman Mitchell said in his opinion the island that was at the Michaels store was effective in regulating traffic. There were no additional comments.

Motion: Commissioner Staten made a motion to forward the petitioner's request to the Council with a recommendation to create a physical deterrent to prevent illegal turning in and out of the center. Commissioner Hilton seconded the motion.

Call the Question:

The motion passed unanimously.

Mr. Cutrubus said years ago when the property in question was owned by the city and the location for a proposed fire department, there was an entrance planned for 700 West. He said that the Sinclair across the street also has two entrances without any turning lane restrictions in place and he believes that an island restricting traffic flow would be more dangerous than not having one. Commissioner Staten said the city engineer would be the appropriate party to make the determination about what restrictions should be in place to help prevent illegal turns but he thinks that it would be a good idea to have some deterrent to keep traffic from backing up onto Riverdale Road.

Jim Rumpsa also spoke on behalf of the petitioner saying that there are other businesses with similar entrances in the city that aren't required to put in islands to restrict illegal turns. He cited the case of Wells Fargo on 900 West and said he hasn't noticed any problems with traffic in that area. According to Mr. Rumpsa the 700 West entrance will not be the main entrance for the financial institution.

Chairman Mitchell asked the Commission if they wanted to amend the previous motion, and the consensus was to leave the motion and recommendation unchanged.

F. Discretionary Items

None.

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

Approved: July 12, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder