



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 26, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
David Gailey, Member
Don Hunt, Member
Allen Miller, Member
Norm Searle, Member
Kathy Tanner, Member

Members Excused:

Bart Stevens

Others Present:

Randy Daily, Community Development Director
Jan Ukena, City Planner
Marie Alvord, Planning Commission Secretary

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Stevens was excused.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Commissioner Searle noted that in Item 5: Consideration of the Possible Rezone of R-2 Areas to R-1-8 the sentence "Commissioner Searle noted that it looked as if they were only protecting the new areas of the City yet the decaying areas have more need of protection" needed to be changed to "Commissioner Searle noted that it looked as if they were only protecting the new areas of the City yet all areas have need of protection." He also stated that the line "Commissioner Searle noted that this would be a delicate matter because it is hard to be a good neighbor and uphold the laws all the time" does not relate to the subject of discussion and should be removed.

Motion: Commissioner Tanner made a motion to approve the Preplanning and Regular meeting minutes of September 12, 2006, with changes and waive the reading of the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

3. MUNICIPAL CODE, TITLE 10 TRAINING.

Chairman Farr turned the time over to Mr. Daily. Mr. Daily opened the training by handing out support material for the Planning Commission. He noted that there are several sections of the Municipal Code pertaining to the Planning Commission:

- Title 1: Fees
- Title 3: Selling of Goods (need approval from Planning Commission)
- Title 3: Selling of Vehicles
- Title 7: Adoption of Amendments to the General Street Plan
- Title 7: When Soil or Gravel is Removed from a Parcel Leaving a Pit
- Title 9: Architectural Design
- Title 10

Mr. Daily briefly noted Senate Bill 60: Land Use Development Management Act (LUDMA). He encouraged the Commissioners to become familiar with this Bill. He also noted that this Bill has changed the appeal process of City Council decisions making the Board of Adjustment an appeal board where one of the Planning Commissioners may sit on.

Mr. Daily explained the difference between the Planning Commission and the City Council. The City Council is a legislative body, meaning that they make all the rules and regulations for which the City is governed. The Planning Commission is an administrative body, meaning they manage those laws. He continued to state that all recommendations and motions of the Planning Commission should be based on Title 10 of the Municipal Code, not personal opinion. Commissioner Tanner stated that in the past staff included the Municipal Code reference on the staff reports. Chairman Farr noted that this was very helpful. It was noted that in the past sample motions was also included on the staff report. Mr. Daily stated that staff will start including the Municipal Code reference on the staff reports and mentioned that he will consult with the City Attorney on the legal ramifications of including a sample motion.

Mr. Daily continued to Title 10 at this point in the meeting. There was a general discussion of the different zones within the City, discussing the nature of the zone, what it will and will not permit, and possible limitations each particular zone holds.

4. DISCRETIONARY BUSINESS

Mr. Daily and Mrs. Ukena informed the Planning Commission that the Krey Subdivision and The Boyer Company's project would be on the upcoming agendas.

Commissioner Gailey suggested that the City include charts of the permitted use and conditional use for the different zones in the back of Title 10. He noted that this would be a great help to developers. Mrs. Ukena asked Commissioner Gailey if he had any examples from other cities. He indicated that he did. Mrs. Ukena requested a copy of those examples.

There being no further business to come before the Planning Commission, Commissioner Hunt moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:15 p.m.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair