



---

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 14, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

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

Excused: Bart Stevens, 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 Stevens who is excused.

## **B. Consent Items**

1. **Approval of meeting minutes from:**  
**March 24, 2009 Work Session**  
**March 24, 2009 Regular Planning Commission**

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

**Call the Question:**  
The motion passed unanimously.

## **C. Action Items**

1. a. **Public Hearing to amend Title 10 - Zoning and Subdivision Regulations, Chapter 22 - Planned Residential Unit Development, Section 4 - General Requirements.**

Chairman Miller opened the public hearing at 6:31 p.m.  
No comments were given.

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

**Call the Question:**  
The motion passed unanimously.

The public hearing was closed at 6:32 p.m.

**b. Discussion and recommendation by the Planning Commission.**

Randy Daily stated that he recommends approval of the amended ordinance and that it be forwarded to the City Council for adoption. He explained that Planned Residential Unit Developments (PRUD) are still site specific and that once a PRUD is approved that the General Plan would need to be amended to show its location. Commissioner Searle inquired if sections 1, 2 and 3 were unchanged and if this amendment only changes section 4 of the current ordinance. Mr. Daily replied that only section 4 was being changed and the other sections would remain unchanged. Commissioner Searle reported that he thinks the amended ordinance is better and will also help protect the citizens as they move into a PRUD with the City responsible for the streets and sewer instead of the Home Owners Association. He stated that he thinks Mr. Daily should be commended for putting it together as he feels these changes are going to help the Planning Commission. Mr. Daily replied that he appreciated the input that the Commissioners gave and thinks they went in the right direction.

**Motion:** Commissioner Mitchell recommended approval of the amended PRUD ordinance and that it be forwarded to the City Council. Commissioner Gailey seconded the motion.

**Call the Question:**

The motion passed unanimously.

**2. Conceptual discussion on development of a twin-home on an Infill lot located at approximately 5419 South Weber Drive.**

Jake Schneiter reported that he is proposing to build a twin-home and that he and his grandfather would each own one of the homes. He displayed a drawing of the proposed layout. He requested to be allowed a 25 foot setback on the front of the home along South Weber Drive instead of the required 30 foot setback so that the home wouldn't need to impact the hillside in the back and no trees would need to be cut down. Mr. Daily replied that the property is in an R-1-10 zone and the required front setback is 30 feet and the required rear setback is 25 feet. He reported that the front setback can be reduced based on the lots adjacent to it if their setbacks are less than 30 feet and he thought the adjacent dwellings had a greater than 30 foot setback, but that he would look into it. Commissioner Mitchell inquired if Mr. Schneiter had looked into curb, gutter and sidewalk requirements. Mr. Schneiter replied that he had not. He stated that the homes in the area don't have sidewalk, curb and gutter and he would assume that his would be similar. Mr. Daily reported that because South Weber Drive is a state road that Mr. Schneiter would need to go to the State and find out what their requirements are for access and improvements. He stated that a development in Riverdale City requires improvements and in order for that requirement to be waived, the State would need to address that to the City Council. A discussion was held regarding how the dwelling could be changed in order to accommodate the required setbacks. Commissioner Searle reported that because the home looks like a single family home from the front, he felt that was an advantage. Commissioner Gailey inquired if there were springs on the property. Mr. Schneiter replied that there is a wet area in the back near the base of the hill and that they plan to set up a drain system to take care of the water. Chairman Miller stated that he thinks the proposed development is a good idea if the setbacks can be worked out. Commissioner Searle inquired if Mr. Schneiter could request a variance. Mr. Daily replied that a variance is not a fix all and that the ordinance is specific that they have to meet the setback requirements. He explained that a single family dwelling could be built on the

property without any problem and that there hasn't been anything done to this property to impact building on it that would necessitate a variance. Commissioner Ellis inquired how they were planning on taking care of the water problem. Mr. Schneider stated that they have dug out a rough drain that goes off to the side of the property to drain the spring. Commissioner Ellis inquired if the water drained into a storm drain. Mr. Schneider replied that the drain currently goes to the edge of the property but that he doesn't think it drains into a storm drain. Commissioner Gailey reported that he likes the concept and feels it would be an improvement to the area. He stated that there are a few things to work out, but that conceptually, he thinks the development would fit the infill lot criteria, if the setbacks are corrected. Commissioner Ellis stated that he thinks it is a great concept and would be a good improvement for the area but that Mr. Schneider needs to address the setback issues and check with the state on their requirements. Mr. Schneider reported that they currently have the rear setback at 20 feet. Chairman Miller replied that they need to meet the front setback of 30 feet and the rear setback of 25 feet and they may need to shrink the footprint of the dwelling or go into the hillside to accomplish that. Mr. Daily stated that he would be happy to talk with Mr. Schneider and see what can be done in order to meet the required setbacks.

#### **D. Discretionary Business**

Stacey Haws reported that he is here representing Stan Hadden who lives next to the proposed twin-home development on South Weber Drive. He stated that Mr. Hadden couldn't be here tonight and asked Mr. Haws to express some of his concerns with the proposed development. He stated that there was an accident potentials zone that goes across Mr. Hadden's front yard and wondered if that might impact development of the infill lot. Mr. Daily replied that he investigated that with Weber County who gave him a list of the landowners and that this lot was not on the list. Mr. Haws inquired if a twin-home could be built in a R-1-10 zone. Mr. Daily replied that based on the infill lot ordinance, a twin-home can be built in any zone as long as it meets the infill lot ordinance requirements. Mr. Haws stated that Mr. Hadden is concerned that a twin-home would not be compatible with the surrounding neighborhood and feels that a single family dwelling wouldn't be as much of a concern based on the surrounding zones. Mr. Daily stated that he will discuss the ordinance with Mr. Hadden. Commissioner Jones stated that he thinks the twin-home development meets all the infill lot ordinance requirements.

#### **7. ADJOURNMENT**

There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:05 pm.

Attest:

Approved: April 28, 2009

---

Marilyn Banasky, City Recorder

---

Allen Miller, Chair