



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 12, 2009** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: David Gailey, Chairman Pro Tem
Braden Mitchell, Commissioner
Norm Searle, Commissioner
Bart Stevens, Commissioner
Blair Jones, Commissioner
Brent Ellis, Commissioner

Excused: Allen Miller, Chairman

Others Present: Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Marilyn Banasky, City Recorder, and 2 citizens.

A. Welcome & Roll Call

Chairman Pro Tem Gailey welcomed everyone present and noted that all Planning Commission members were present except Chairman Miller who is excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
April 28, 2009 Work Session
April 28, 2009 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Presentation by Val Halford, Long Range Planner from Wasatch Front Regional Council on Wasatch Choices 2040.**

Sam Klemm, Public Information Officer for the Wasatch Front Regional Council (WFRC) reported that Val Halford could not be here tonight so he and Bartly Matthews will be giving the presentation. He explained that the WFRC is the transportation planning agency for the Wasatch Front region. He stated that they set the transportation plan in regard to which roads and rapid transit lines will be built. He reported that as they looked to update their long range plan, it became obvious to them that land uses were important and they do not have any land use authority, which is why they are making this presentation to the Planning

Commission. Mr. Klemm and Mr. Matthews gave a power point presentation which outlined the WFRC's vision and stressed the importance of building walkable communities and placing developments near rapid transit lines in order to reduce traffic on the Wasatch Front.

2. Discussion of Riverdale City Code, Title 10, Chapter 18, Section 1(C) use of detached accessory building for Home Occupations.

Randy Daily reported that he was approached by a resident after the last Planning Commission meeting, who requested to be allowed to use a detached accessory building for his home occupation business. Mr. Daily explained that the current ordinance doesn't allow this use, but that he would bring it before the Planning Commissioners to see if they wanted to look at changing the ordinance. He reported that he looked at four surrounding city's ordinances regarding this, and that all but one of them have the same requirements that Riverdale has pertaining to detached accessory building use. He reported that Clearfield City does allow a detached accessory building to be used if they applicant goes before the Planning Commission to receive a Conditional Use Permit. Mr. Daily stated that the current Riverdale ordinance doesn't allow a detached structure to be larger than 1,000 square feet and it cannot be built higher than 20 feet at the peak. He explained that the biggest concern with a home occupation business is ensuring that the business doesn't interfere with the residential feel of the neighborhood. Commissioner Jones stated that he is opposed to amending the ordinance and would rather that it stays the way it currently is. Commissioner Stevens stated that the ordinances are dynamic and can be amended and changed when there is a suitable need and he doesn't see that this ordinance needs to be changed right now as he feels it would open up a whole lot of other issues. Commissioner Searle reported that he was part of the discussion last week and thought about it during the week and also looked at ordinances from other cities. He stated that after reading the other city's ordinances, he thinks Riverdale's is good the way it is and feels it is fair to the citizens. Commissioner Ellis stated that he would like to wait and leave the ordinance as it is and if there is a specific need, the applicant could make a presentation before the Planning Commission to address it, and then they could look at changing the ordinance. It was decided to leave the current ordinance as is.

E. Discretionary Business

Commissioner Searle inquired if they could set a time to give the Wasatch Front Regional Council a copy of Riverdale's General Plan and ask them to make suggestions. Randy Daily reported that the City has used them in the past when the General Plan was amended in the 1980's and he worked with them on the HAFB easement. He stated that they do have a copy of Riverdale's General Plan and if the Commissioners see anything that they want their opinion on, he will be glad to get that to them. Commissioner Jones inquired if the WFRC was involved on the 1500 West road extension. Lynn Moulding reported that the WFRC gets involved when a road is considered an arterial or collector road, but 1500 West isn't classified as either. He reported that Ritter Drive is a road that the WFRC is involved with and that road is on their list, making it eligible for federal funding.

Randy Daily reported that the UDOT Open House for the next phase of the Riverdale Road widening project will be held tomorrow night at the Senior Center from 6:00 p.m. to 8:00 p.m..

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:32 pm.

Attest:

Approved: June 9, 2009

Marilyn Banasky, City Recorder

David Gailey, Chairman Pro Tem