



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 23, 2009** at 6:35 p.m. at the Riverdale Civic Center, 4600 South Weber Drive.

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

Excused: Blair Jones, Commissioner

Others Present: Randy Daily, Community Development Director; and Marilyn Banasky, City Recorder.

A. Welcome & Roll Call

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present except Commissioner Jones who is excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
June 9, 2009 Work Session
June 9, 2009 Regular Planning Commission**

Motion: Commissioner Gailey moved to approve the consent item with changes as noted. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

Chairman Miller recessed the meeting at 6:36 p.m.
The meeting reconvened at 6:37 p.m.

D. Action Items

- 1. Consideration of approval of a preliminary site plan review for property zoned C-3, located at 4250 South 300 West.**

Randy Daily reported that he just spoke with the petitioner, Penny Clements, by phone and a representative from Great Basin was supposed to be in attendance tonight to represent this item. She told Mr. Daily that if no one shows up from Great Basin to table the item until the next meeting.

Motion: Commissioner Mitchell moved to table this item. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

2. Discussion of proposed changes to Title 10, Chapter 8 Agricultural Zone (A-1).

Randy Daily reported that he reviewed the current A-1 ordinance and removed uses that no longer make sense in Riverdale. He asked the Planning Commission if they wanted to consider creating a sub A-2 designation to accommodate some of the commercial uses that are currently in the A-1 zone and may fit in some parts of the City. Commissioner Stevens stated he would like to see that as some of the properties in South Weber are large and some of the more commercial type uses may make more sense in that area. Mr. Daily stated that there are hundreds of acres in South Weber that are regulated by an easement by the Air Force where the property owners cannot put houses, but could use the land for other things. He would recommend adding the A-2 zone with more commercial type uses that make sense in an agricultural setting and require the property owner to apply for a re-zone from the current A-1 zone to the new A-2 zone. Mr. Daily reported that South Weber City has allowed the land bordering Riverdale to be developed and zoned commercial, but explained that Riverdale's General Plan doesn't currently allow commercial uses in that area. He stated that the current A-1 zone allows for two-family dwellings and wondered if the Planning Commission wanted to keep that use or remove it from the ordinance. Commissioner Gailey stated that they went to great lengths to stop duplexes in the City and feels they should remove the use. Mr. Daily reported that he will go through the current A-1 ordinance and create an A-2 sub zone for those uses that they don't want in the A-1 zone and bring it back to the Planning Commission.

E. Discretionary Business

Commissioner Mitchell inquired why the Lifetime Products request to use the vacant lot between the Piano Gallery and the UTA Park and Ride wasn't on the agenda. Mr. Daily replied that he didn't receive any additional information from Mr. Cook to place it back on the agenda.

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Ellis moved to adjourn the meeting. Commissioner Mitchell seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:08 pm.

Attest:

Approved: July 14, 2009

Marilyn Banasky, City Recorder

Allen Miller, Chairman