



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Thursday, **November 12, 2009** at 6:01 p.m. at the Riverdale Civic Center, 4600 S. Weber River Drive.

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

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder; and 5 citizens.

A. Welcome & Roll Call

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present except Commissioner Stevens who will join the meeting in progress.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
October 27, 2009 Work Session
October 27, 2009 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. a. Public Hearing to amend the Wild River Estates Subdivision – Lots 42 and 43, located at 1087 W. 4175 S., to convey approximately 6' of property from lot 42 to lot 43.**

Chairman Miller opened the public hearing at 6:04 p.m.

No comments from the public were given.

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

Call the Question:

The motion passed unanimously.

- b. Consideration of amending the Wild River Estates Subdivision – Lots 42 and 43, located at 1087 W. 4175 S., to convey approximately 6’ of property from lot 42 to lot 43.**

Commissioner Stevens arrived at 6:04 p.m.

Randy Daily reported that the petitioner is requesting a lot line adjustment which would take 6 – 7 feet from the adjacent property. He explained that the petitioner is requesting the additional property to enlarge his lot in order to build a garage. He stated that both properties must meet the requirements of the ordinance and that the lot line adjustment request complies with the requirements for the R-1-8 zone. Mr. Daily recommended approval of the subdivision plan. Commissioner Searle inquired if Mr. Persson had received permission from the adjacent property owner for the lot line adjustment. Neil Persson stated that he is the owner of lot 43 and that the adjacent property owner has agreed to sell him the property. He explained that he wants to put in a garage to accommodate his wheelchair van and that there wasn't sufficient property on the west side to put in the garage and meet the setback requirements. Commissioner Stevens inquired if the garage would be built up like the driveway. Mr. Persson replied that the garage will be on the same level as the existing garage but that they will modify the approach and remove some concrete in front. He stated that they will leave 4 feet of concrete or re-pour it as a pathway in front of the garage and will slope it down and broaden it out.

Motion: Commissioner Searle moved to approve amending the Wild River Estates Subdivision - Lots 42 and 43, located at 1087 W. 4175 S., to convey approximately 6 feet of property from lot 42 to lot 43. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

E. Discretionary Business

Chairman Miller congratulated Commissioner Searle for being elected to the City Council.

Commissioner Searle discussed an article in the Standard Examiner newspaper regarding Layton City amending their zoning ordinance to accommodate home occupations and boarding dogs.

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Ellis moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:13 p.m.

Approved: December 8, 2009

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder