



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **December 8, 2009** at 6:30 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 1 citizen.

A. Welcome & Roll Call

Chairman Miller welcomed everyone present and noted that all Planning Commission members were present.

B. Open Communications

Don Bradfield reported that he came in to license his dogs and was told that the City wouldn't issuing him a kennel permit as they aren't issuing them anymore. He stated that he went to the police department and received the OK to license his dogs but doesn't have the kennel permit yet. He wondered why the kennel permit for more than 2 dogs was being changed and why. Randy Daily explained to Mr. Bradfield that he really needs to express his concerns to the City Council as they are legislative body who will give final approval to the kennel permit change.

C. Consent Items

- 1. Approval of meeting minutes from:
November 12, 2009 Regular Planning Commission**
- 2. Accept the 2010 Planning Commission annual meeting schedule.**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. a. Public Hearing to amend Title 10 - Zoning and Subdivision Regulations, Chapter 8 - Agricultural Zone (A-1).**

Chairman Miller opened the public hearing at 6:36 p.m.

No comments from the public were given.

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

Call the Question:

The motion passed unanimously.

b. Consideration of amending Title 10 - Zoning and Subdivision Regulations, Chapter 8 - Agricultural Zone (A-1)

Randy Daily reported that he added language to regulate accessory buildings on two or more acres in an agricultural zone as well as other changes to regulate uses. Commissioner Searle inquired if the permitted use of “Accessory building or use customarily incidental to any permitted use” should be broken into two items of “Accessory building” and “use customarily incidental to any permitted use”. Mr. Daily replied that a use is something like a home business, farm ground, or for raising cattle, etc., and that that verbiage is in every zone. He stated that they could look at changing the wording and see if they want to change it in the other zones as well. Commissioner Searle inquired as to the definition of a “temporary holding zone” as it appears in Section 10-8-1. Mr. Daily replied that a temporary holding zone is a zone that is not intended to remain that zone but intended to change under the General Plan. Commissioner Searle inquired how many homes are allowed in a cluster subdivision and what it means. Mr. Daily replied that a cluster subdivision must have at least 25 homes and they are used to obtain open space. Commissioner Searle felt there was a conflict between the allowance for 2 horses on one acre and up to 15 per acre if there is more than two acres. Mr. Daily replied that the Planning Commission can recommend restricting or lowering that amount. Chairman Miller reported that most other cities allow 2 horses per one acre and 1 more horse per each additional ½ acre. Commissioner Searle stated that he liked the ratio that Chairman Miller stated for horses. Mr. Daily replied that this has never been an issue in Riverdale but that they can address it. Commissioner Jones suggested leaving it alone if it hasn’t been an issue. Commissioner Searle suggested leaving the language for horses alone. Chairman Miller suggested revisiting it later if it is a problem. Commissioner Searle stated that a private park, playground use is in both areas wondered if it should be deleted from the uses that require 2 or more acres. Mr. Daily replied that he can take out that reference.

Motion: Commissioner Searle moved to table amending Title 10, Chapter 8 until the requested changes are made. Commissioner Mitchell seconded the motion.

Commissioner Stevens stated that he is disappointed that there was no public comment as they are trying to be proactive so this change doesn’t impact people. He stated that he would like to revisit the number of horses that are allowed. Chairman Miller reported that when they untable the item they can revisit that issue again. Commissioner Stevens stated that he likes being proactive and doesn’t want to be reactive and thinks this is being preemptive to potential problems. Mr. Daily agreed and told the Commissioners if they think there are uses in this ordinance that could adversely impact portions of the City such as hogs or too many horses, to address those and take them out of the ordinance.

Call the Question:

The motion passed unanimously.

E. Discretionary Business

Randy Daily thanked Commissioner Searle for his service on the Planning Commission and presented him with a small token of appreciation. He also asked the current Planning Commissioners whose terms expire in January 2010, to let Mayor Burrows know if they want to continue serving on the Planning Commission.

Chairman Miller reported that Thursday is the grand opening for Chick-Fil-A.

Chairman Miller reported that the Riverdale City employee Christmas party is scheduled at for December 16th at noon at the Community Center and that all the Planning Commissioners are invited to attend.

Commissioner Searle inquired if their Title 10 books will be updated with the latest ordinance changes. Ms. Banasky replied that the latest changes are always on the City's web-site and that the books will no longer be updated.

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 7:17 p.m.

Approved: January 12, 2010

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder