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Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 26, 2010** at 6:33 p.m. at the Riverdale Civic Center, 4600 S. Weber River Drive.

Members Present: Allen Miller, Chairman  
Braden Mitchell, Commissioner  
Brent Ellis, Commissioner  
Blair Jones, Commissioner  
Mike Hall, Commissioner  
Michael Staten, Commissioner

Excused: Bart Stevens, 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 members were present except Commissioner Stevens who is excused. He welcomed Commissioners Hall and Staten who were sworn in prior to the work session.

**B. Open Communications**

None

**C. Consent Items**

1. **Approval of meeting minutes from:  
January 12, 2010 Work Session  
January 12, 2010 Regular Planning Commission**

**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. **Consideration to untable amending Title 10 - Zoning and Subdivision Regulations, Chapter 8 - Agricultural Zone (A-1).**

**Motion:** Commissioner Mitchell moved to untable amending Title 10 – Zoning and Subdivision Regulations, Chapter 8 – Agricultural Zone. Commissioner Staten 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 the current ordinance has been in existence for over 30 years and there have been very few changes to it. He stated that because of growth in the City and the development in A-1 zones, he felt they needed re-look at the A-1 zone. He reported that the most recent changes include deleting the entire section that discussed hog keeping and putting hogs under the livestock section as well as adding other animals as per Commissioner Stevens suggestion last meeting. He also reduced the density of animals in the livestock section from 15 head per acre to 10 head per acre and that it now requires a minimum five acre contiguous lot. Mr. Daily reported that he also deleted the language pertaining to the months that livestock would be allowed in the City and that three acres are now required to raise chickens.

Commissioner Hall inquired why the sugar beet facility use was deleted. Mr. Daily replied that that was deleted because the use was so specific and that there isn't anyone who currently grows sugar beets for profit in Riverdale. He explained that crops can be grown in an agricultural zone, but that they don't want to allow a full blown factory to process and sell them. Commissioner Mitchell stated that the ordinance requires two acres to have a Dairy Farm with no processing or sales but that five contiguous acres are required to have 10 head of cattle. He wondered if raising cattle would also fall under the Dairy Farm requirements. Mr. Daily stated that the Dairy Farm use could be moved under the Conditional Use section and if someone wanted to have a Dairy Farm they would need to seek approval from the Planning Commission. Commissioner Staten inquired what happens if someone has a permitted use now and then it is eliminated and becomes a legal non-conforming use and they want to upgrade a building. Mr. Daily replied that based on the ordinance they are allowed to do upgrades to a building or build new ones as long as the setback requirements are met. He explained that if a resident discontinues a legal non-conforming use for more than a year, the use would no longer be allowed.

**Motion:** Commissioner Ellis moved to approve the consideration of Title 10 – Zoning and Subdivision Regulations, Chapter 8 – Agricultural Zone and send it on to the City Council. Commissioner Jones seconded the motion.

**Call the Question:**

The motion passed unanimously

**2. Video presentation on the Powers & Duties of the Planning Commission.**

Randy Daily played a ½ hour DVD from the Utah League of Cities and Towns highlighting a speech by attorney David Church on the powers and duties of the Planning Commission.

**E. Discretionary Business**

None

**F. Adjournment**

There being no further business to come before the Planning Commission, Commissioner Ellis moved to adjourn the meeting. Commissioner Hall seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:27 p.m.

Approved: February 9, 2010

Attest:

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Allen Miller, Chairman

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Marilyn Banasky, City Recorder