
Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 27, 2010** at 6:30 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
Bart Stevens, Commissioner
Michael Staten, Commissioner

Excused: Mike Hall, 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 members were present.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
March 23, 2010 Work Session
March 23, 2010 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously

D. Action Items

- 1. Consideration of Conditional Use Request for a ham radio tower located at 1198 West 5525 South.**

Randy Daily reported that Richard Morrison submitted a request for a conditional use to place a ham radio tower at his home. He stated that this request requires a conditional use permit to be reviewed by both the Planning Commission and City Council.

Richard Morrison stated that he wants to put up a ham radio tower in his back yard. He stated that the current ordinance only allows for the height to be 35 feet and the tower can raise to 54 feet. He reported that he currently has 3 antennas on his roof with the highest one being 27 feet. He displayed a map of the United States showing where he is currently able to

contact other operators, which had a large blank space in it where his current antenna can't reach because it is too low. Chairman Miller inquired as to which tower Mr. Morrison is proposing to install. Mr. Morrison indicated that it is the TX-44. Commissioner Jones inquired if the tower would be extended to the full height all the time. Mr. Morrison replied that it will go up and down. He stated that on a windy day, like today, it would be down. Commissioner Jones inquired if the signal affects the surrounding homes. Mr. Morrison replied that people don't get TV analog reception over the airwaves anymore and with the switch to digital he has not received any complaints. Commissioner Staten inquired if the signal could interfere with analog phones. Mr. Morrison replied that he hasn't had a complaint. He stated that he moved to this home five years ago and the antennas he currently has have only been up 3 to 4 months. Commissioner Ellis inquired if Mr. Morrison would be using it mostly at night or in the day. Mr. Morrison replied that it would mostly be used in the evening. Commissioner Jones inquired as to the height of the tower when it is fully extended. Mr. Morrison replied that the tower can extend to 55 feet. Mr. Daily stated that there are criteria that the Planning Commission must follow for any conditional use request and that they can impose reasonable conditions to ensure that there isn't any impact to adjacent properties.

Commissioner Ellis stated that he understands that ham radio operators can be involved in civil defense. Mr. Morrison replied that during the Riverdale canal break he used his ham radio for communications in the flood area. He stated that during an emergency if cell phones are down, ham radios can maintain contact. Commissioner Jones inquired if this request was similar to cell phone towers in the City. Mr. Daily replied that the City does have an ordinance that regulates cell towers, but that ordinance doesn't apply for a ham radio tower as it is not a commercial use. He stated that if the tower doesn't interfere with TV or radio signals then the only other aspect is to consider the visual aspect of it and how it could impact adjacent properties. Mr. Morrison reported that he has talked to the neighbors that are in direct view of the property and they are OK with it. Commissioner Staten discussed that the specifications for the tower indicate that it is designed for 50 mph wind speed, which surprised him as most items are designed for 70 mph wind speed. He wondered if Mr. Morrison would give assurance that the tower will be down during windy conditions and wondered how much time per day he plans to use it. Mr. Morrison replied that he plans to use it more in the evenings and on Saturdays. He stated that he is thinking about putting an electric motor on it to make it easier to raise and lower. He explained that the tower is self supported and requires no guying. Mr. Daily reported that the building code requires anything regulated by building code must withstand a 90 mph wind. He stated that Riverdale's Building Official will need to look at this to see if it is regulated in anyway. Commissioner Mitchell stated that he is not too concerned about interference, but is concerned with the neighbors and the view. He stated that he would like to see something from each of those residents, especially from those who border Mr. Morrison's residence, that they are OK with the tower. Commissioner Stevens inquired if the tower would be permanent. Mr. Morrison reported that it will come with him if he moves. Mr. Daily stated that the Planning Commissioners can impose a condition that Mr. Morrison go to his neighbors to have something in writing that they understand the proposal for the ham radio tower and agree that it is not a problem with them. Commissioner Staten stated that the tower could pose a problem to adjacent properties if it fell. He discussed how much area the rotating antenna on top would take up and inquired if Mr. Morrison could achieve what he needed in 10 square feet. Mr. Morrison replied that he would only need 3 square feet.

Commissioner Staten stated that he would like to see something that limits the top antenna to 10 square feet or less. Chairman Miller stated that he would like to see that the tower is cranked down when not in use.

Motion: Commissioner Staten moved to approve the Conditional Use Request for Richard Morrison for a ham radio tower with the following conditions: 1) receive written approval from the neighbors; 2) limit the top rotating antenna to take up 10 square feet or less; and 3) the tower will be retracted to the 21 foot height when not in use. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously

2. a. Discussion on amending Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements.

This item will be sent to the Planning Commissioners for Review and Comment and will be discussed at the next Planning Commission meeting.

Motion: Commissioner Mitchell moved to table amending Title 10, Chapter 14, section 12 – Nonresidential and Residential Development Landscape Requirements. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously

b. Consideration of setting a Public Hearing to amend Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements.

No public hearing was set

E. Discretionary Business

Commissioner Stevens reported that he was disappointed with the way the Council handled issues that have previously come through the Planning Commission during the April 6, 2010 joint meeting. He feels that they are not doing the petitioners any favor by putting them through the Planning Commission meeting and then duplicating it at a City Council meeting.

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Staten moved to adjourn the meeting. Commissioner Mitchell seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:20 p.m.

Approved: May 11, 2010

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder