



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 11, 2010** at 6:31 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
Mike Hall, 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.

B. Open Communications

None

C. Consent Items

1. **Approval of meeting minutes from:
April 27, 2010 Work Session
April 27, 2010 Regular Planning Commission**

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

Call the Question:

The motion passed unanimously

D. Action Items

1. a. **Untable amending Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements.**

Motion: Commissioner Stevens moved to untable 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. Discussion on amending Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements

Commissioner Stevens stated that this was discussed during the work session and he is not sure that this is quite the direction they wanted to go with this. He wondered if they were tweaking it for a purpose and stated that he is not in favor of what he is seeing. He stated that having a hard, fast, 20% landscaping ratio is a bit unrealistic but realizes that having some discretion, per the project, could be considered arbitrary and capricious. He thinks they can show a degree of latitude in the landscaping requirements to allow developments to still be attractive without being stuck on the 20% ratio. He suggested having the landscape meet a higher ratio for a frontage road with a lower ratio for a secondary road. He stated that it would be nice to see some latitudes built into the ordinance to allow for some discretion. Mr. Daily stated that he thinks the existing ordinance has flexibility where the proposed Sandy City one doesn't. Commissioner Stevens stated that he doesn't see any reason to go forward with this ordinance change and feels it could be revisited at a later date if needed. Commissioner Staten reported that he would like to change the ordinance to have quality landscaping and not quantity landscaping.

Motion: Commissioner Staten moved to table amending Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements pending further review. Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously

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

No action was taken in this item.

2. a. Discussion on amending Title 10, Chapter 12, Infill Lots.

Randy Daily reported that that during the joint meeting on April 6, 2010, the Council felt that Section 10-12-1 Purpose, needed to be amended so as to not confuse some lots that they felt should not be considered as infill lots. Mr. Daily reported that he deleted the words "isolated, flag, odd shaped or other" from the Purpose section. He stated that he recommends setting a public hearing on the proposed language and omitting the language submitted by Councilor Arnold which would dictate the density of an Infill lot by the zone. Chairman Miller stated that he agrees with Mr. Daily and feels that removing the isolated, flag, odd shaped or other definition narrows the properties that can be considered as an infill lot and allows the rest of the ordinance to dictate development.

b. Consideration of setting a Public Hearing to amend Title 10, Chapter 12, Infill lots.

Motion: Commissioner Staten moved to set a public hearing to amend Title 10, Chapter 12, Infill Lots with Mr. Daily's recommended language and

delete Councilor Arnold's proposed language. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously

3. Discussion on amending Title 10, Chapter 8, Agricultural Zone (A-1).

Mr. Daily reported that this is the same ordinance that was proposed once before which adds an A-2 zone for more commercial uses and deletes the commercial uses from the current A-1 zone. He stated that he received a comment from Councilor Jenkins to clarify the site development standards, which he did. He recommends forwarding this item to the City Council with a favorable recommendation.

Motion: Commissioner Mitchell moved to forward to the City Council with a favorable recommendation, amending Title 10, Chapter 8, Agricultural Zone (A-1). Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously

E. Discretionary Business

Commissioner Jones inquired if the City had a street sweeper and reported that there hasn't been one in front of his home for a long time. Mr. Daily replied that the City does have one and that the streets are usually swept twice a year. He stated that he would forward this information to the Public Works Department.

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 6:54 p.m.

Approved: May 25, 2010

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder