



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 27, 2010 at 6:30 p.m.** at the Riverdale Civic Center, 4600 S. Weber River Drive.

Members Present: Braden Mitchell, Chairman Pro-Tem
 Michael Staten, Commissioner
 Mike Hall, Commissioner
 Brent Ellis, Commissioner
 Bart Stevens, Commissioner

Excused: Allen Miller, Chairman
 Blair Jones, Commissioner

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

A. Welcome & Roll Call

Chairman Pro-Tem Mitchell welcomed everyone and noted that all members were present except Chairman Miller and Commissioner Jones.

B. Open Communications

None

C. Consent Items

1. **Approval of meeting minutes from:**
 June 08, 2010 Work Session
 June 08, 2010 Regular Planning Commission

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

Call the Question:

The motion passed unanimously.

D. Action Items

1. a. **Discussion on amending Title 10, Section 21, Chapter 11, Improvements, (f) Curbs, Gutters and Sidewalks.**

Randy Daily reported that this is to change the language to clarify that these improvements are required in all developments, unless the City Council waives the requirement or it is a UDOT road. He recommended the proposed language and setting a public hearing.

b. Consideration of setting a public hearing to amend Title 10, Section 21, Chapter 11, Improvements, (f) Curbs, Gutters and Sidewalks.

Motion: Commissioner Staten moved to set a public hearing to amend Title 10, Section 21, Chapter 11, Improvements, (f) Curbs, Gutters and Sidewalks. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

2. a. Discussion on amending Title 10, Section 10A, Chapter 4, Uses.

Randy Daily reported that these changes create consistency with the permitted, conditional, or not permitted uses in the C-1, C-2, and C-3 zones and that the changes are mainly in the C-1 and C-2 zones. He feels that if a use is permitted in a C-1 zone, it should also be a permitted use in a C-2 zone and not a conditional use as the C-1 zone is a neighborhood commercial where a C-2 zone is a community commercial zone. Commissioner Stevens asked Mr. Daily to give an overview of the zones. Mr. Daily gave an overview of the zones asked the Planning Commission to take a close look at the proposed changes and provide their feedback to him prior to the public hearing. He stated that they could also look at regulating the building size of a business in a C-1 zone. Commissioner Stevens inquired if a veterinary clinic use for larger animals should be looked at. Mr. Daily stated that animal services are covered, but only specifies small animals, and that they could look at defining a use for a veterinary clinic for larger animals if they wanted to.

b. Consideration of setting a public hearing to amend Title 10, Section 10A, Chapter 4, Uses.

Motion: Commissioner Hall moved to set a public hearing to amend Title 10, Section 10A, Chapter 4, Uses. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

3. a. Discussion on amending Title 10, Chapter 19, Section 9: Temporary Structures for Seasonal Sales.

Randy Daily reported that these changes regulate temporary structures for temporary sales and outlines a spacing requirement of 1,000 feet per side of the street. He stated that the proposed language also regulates the sale of a single commodity from a temporary structure for seasonal sales. He stated that the proposed language also changes the time frame for a temporary structure for seasonal sales from 9 months to 9 weeks. Commissioner Stevens inquired if the language dictates how the structures should look. Mr. Daily replied that a temporary structure cannot be larger than 200 square feet and cannot be a tent.

b. Consideration of setting a public hearing to amend Title 10, Chapter 19, Section 9: Temporary Structures for Seasonal Sales.

Motion: Commissioner Ellis moved to set a public hearing to amend Title 10, Chapter 19, Section 9: Temporary Structures for Seasonal Sales. Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously.

Commissioner Stevens stated that he is concerned that 9 weeks may not be long enough for temporary sales if someone wanted to run a Farmers Market from Memorial Day to Labor Day, for example. Mr. Daily replied that the time frame is up to the Planning Commission to recommend. A discussion was held regarding changing the time frame from 9 weeks to 12 weeks. **Chairman Pro-Tem Mitchell asked for consensus to change the time frame from 9 weeks to 12 weeks. Consensus was reached.**

4. a. Discussion on amending the General Plan, section Implementation.

Randy Daily reported that these changes were proposed by Larry Hansen and Lynn Moulding. He recommended setting the public hearing and amend the General Plan as proposed. Commissioner Stevens inquired who besides the Department Heads voiced comments. Mr. Daily replied that it was sent to the Department Heads and only Lynn Moulding made a comment. Commissioner Stevens stated that he was looking for the rationale behind the changes. Mr. Daily suggested that the Commissioner's e-mail their concerns or comments to him so that he can answer them.

b. Consideration of setting a public hearing to amend the General Plan, section Implementation.

Motion: Commissioner Stevens moved to set a public hearing to amend the General Plan, section Implementation. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

E. Discretionary Business

None

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Staten moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:10 p.m.

Approved: August 10, 2010

Attest:

Braden Mitchell, Chairman Pro-Tem

Marilyn Banasky, City Recorder