



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 10, 2010 at 6:30 p.m.** at the Riverdale Civic Center, 4600 S. Weber River Drive.

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

Excused: Mike Hall, Commissioner
Bart Stevens, Commissioner

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

A. Welcome & Roll Call

Chairman Mitchell welcomed everyone and noted that all members were present except Commissioners Stevens and Hall who are excused.

B. Open Communications

None

C. Consent Items

1. **Approval of meeting minutes from:**
July 27, 2010 Work Session
July 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. **Hold public hearing on amending Title 10, Chapter 21, Section 11, Improvements, (f) Curbs, Gutters and Sidewalks.**

Chairman Miller opened the public hearing at 6:28 p.m.

No public comments were given.

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

Call the Question:

The motion passed unanimously.

The public hearing closed at 6:29 p.m.

b. Consideration of amending Title 10, Chapter 21, Section 11, Improvements, (f) Curbs, Gutters and Sidewalks.

Randy Daily reported that the proposed change corrects language in the ordinance to reflect the City's current engineering practices regarding curbs, gutters, and sidewalk improvements.

Motion: Commissioner Ellis moved to forward to the City Council with a favorable recommendation amending Title 10, Chapter 21, Section 11, Improvements, (f) Curbs, Gutters and Sidewalks. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

2. a. Hold public hearing on amending Title 10, Chapter 10A, Section 4, Uses.

Chairman Miller opened the public hearing at 6:30 p.m.

No public comments were given.

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

Call the Question:

The motion passed unanimously.

The public hearing closed at 6:31 p.m.

b. Consideration of amending Title 10, Chapter 10A, Section 4, Uses.

Randy Daily reported that this language cleans up inconsistencies in the C-1, C-2, and C-3 zones, mainly with Conditional Uses. He stated that he added a category for Hospital/Veterinary for large animals as was discussed at the Planning Commission last meeting. Commissioner Mitchell inquired if a Park and Playground should be a Conditional Use instead of Not Permitted in a C-1 zone. Mr. Daily replied that a City owned park can go in any zone, but they could specify that and create a different category for public and private parks. A discussion was held regarding allowing public parks as a permitted use in the C-1, C-2, and C-3 zones and creating a category for private parks to be a conditional use in the C-1, C-2, and C-3 zones. **Chairman Miller asked for consensus to allow public parks as permitted uses and private parks as conditional uses. Consensus was reached.**

Motion: Commissioner Staten moved to forward to the City Council with a favorable recommendation amending Title 10, Chapter 10A, Section 4, Uses with the

addition of public parks as permitted uses and private parks as conditional uses. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

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

Chairman Miller opened the public hearing at 6:40 p.m.

No public comments were given.

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

Call the Question:

The motion passed unanimously.

The public hearing closed at 6:40 p.m.

b. Consideration of amending Title 10, Chapter 19, Section 9: Temporary Structures for Seasonal Sales.

Randy Daily reported that this change is to further regulate temporary structures in commercial areas. He stated that it specifies the allowed number of temporary structures in each development and creates a spacing requirement along any road in a commercial area. He stated that it also increases the duration for any seasonal sales from 9 weeks to 12 weeks.

Motion: Commissioner Mitchell moved to forward to the City Council with a favorable recommendation amending Title 10, Chapter 19, Section 9: Temporary Structures for Seasonal Sales. Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

4. a. Hold public hearing on amending the General Plan, Section: Implementation.

Chairman Miller opened the public hearing at 6:43 p.m.

No public comments were given.

Motion: Commissioner Ellis moved to close the public hearing. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

The public hearing closed at 6:44 p.m.

b. Consideration of amending the General Plan, section Implementation.

Randy Daily reported that the purpose of this change is to update and/or remove language in the Implementation section of the General Plan for items that have either been met or that there is no future need.

Motion: Commissioner Staten moved to forward to the City Council with a favorable recommendation amending the General Plan, section Implementation. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

5. Discuss and set public hearing to rezone property located at 4707 S. 900 W. from C-3 - Regional Commercial Zone to RCP - Retail/Commercial Park Overlay Zone.

Randy Daily reported that he received a request from Jiffy Lube to build a store on this property, but due to setback restrictions, it won't fit. He stated that the RDA Board discussed the possible use request during their August 3, 2010 meeting and felt that it could be a good use for the area, but without rezoning the property to RCP, which allows flexibility for setbacks, the property would be undevelopable. He stated that as part of the RCP zone, the Planning Commission will look at setbacks, building elevation, building elements as far as material used, and configuration.

Motion: Commissioner Ellis moved to set a public hearing to rezone property located at 4707 S. 900 W. from C-3 - Regional Commercial Zone to RCP - Retail/Commercial Park Overlay Zone. Commissioner Jones 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 Mitchell moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:01 p.m.

Approved: August 24, 2010

Attest:

Allen Miller, Chairman

Marilyn Banasky, City Recorder