

Riverdale City

Minutes of the **Regular Meeting of the Riverdale City Planning Commission** held Tuesday, **January 11, 2011 at 6:36 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused Braden Mitchell, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick City Recorder, and 7 residents.

A. Welcome & Roll Call

Chairman Miller welcomed those in attendance and noted that all commission members were present except Commissioner Mitchell who was excused.

B. Open Communications

Riverdale resident Jamie Neff said that she is concerned about foot and bike traffic from Riverdale into Roy for her 13-year-old son and asked if the city could partner with UDOT to improve safety. Mr. Daily stated that he will pass on her concerns to the appropriate departments.

There were no other comments for open communications.

C. Consent Items

1. Approval of meeting minutes from:

December 14, 2010 Work Session
December 14, 2010 Planning Commission
December 28, 2010 Work Session
December 28, 2010 Planning Commission

2. Approval of 2011 Planning Commission Meeting Schedule

Motion: Commissioner Ellis moved to approve the meeting minutes for December 14th and 28th and the planning commission meeting schedule for 2011. Commissioner Hall seconded the motion

Call the Question:

The motion passed unanimously.

D. Action Items

1. Consideration of a Conditional Use Permit for the construction of a One Family Dwelling with Rental Unit, located at 4360 South 700 West, zoned R-2.

Mr. Daily explained that the Riverdale Land Use Appeal Authority Craig Call had approved a variance request for resident Nancy Weaver on January 3, 2011 allowing her to build a two-family dwelling on a piece of property just inches short of the city's minimum requirements. Mr. Daily stated that before Ms. Weaver can proceed, the Planning Commission must grant her a conditional use permit. He recommended the permit be granted as the proposed home will replace a vacant lot and improve the property value of the area. Chairman Miller asked about the square footage of the building, confirming the primary residence will be larger in size than the attached apartment. There were no additional questions.

Motion: Commissioner Staten moved to approve the conditional use permit for the construction of a one-family dwelling with rental unit located at 4360 South 700 West and zoned R-2. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

2. **a. Consideration of untabling the discussion on the ordinance that was previously "Non-household animals and fowl in residential areas" and is now proposed as "Chickens in Residential Areas".**

Motion: Commissioner Ellis moved to untable the discussion on the ordinance that was previously "Non-household animals and fowl in residential areas" and is now proposed as "Chickens in residential areas". Commissioner Staten seconded the motion.

Call the Question:

The motion passed unanimously.

- b. Consideration of recommendation on the ordinance that was previously "Non-household animals and fowl in residential areas" and is now proposed as "Chickens in residential areas".**

For the record, three attempts were made to call Commissioner Mitchell so that he could participate in the vote electronically via a telephone call, but he could not be reached. Also for the record, Mr. Daily stated that a letter from Riverdale residents Dave and Jamie Neff in support of chickens in residential areas was read to the commissioners during the earlier work session.

Commissioner Stevens stated that all of the public input on this topic had been beneficial in helping to educate the commission on the benefits of raising chickens in residential areas, specifically for food production. He said he is concerned that if the commission passes the proposed ordinance allowing chickens today, that will set precedence for allowing other farm animals for food production in residential areas in Riverdale. Commissioner Stevens stated his opinion that the average citizen moving into a residential area has a reasonable expectation that farm animals used for food production are not appropriate for a residential neighborhood. He recognized that those individuals who have petitioned for the ordinance have demonstrated that they would be good stewards of the animals. Commissioner Stevens said that he doesn't believe everyone will maintain those high standards and concluded his belief that allowing farm animals in residential areas would not be a positive step for the city.

Commissioner Staten stated that the Coy family is a great example of how chickens can be raised in residential areas without negatively impacting the neighborhood. He stated his conviction that local government should allow people the freedom to raise chickens in residential areas responsibly, as outlined in the proposed ordinance.

Motion: Commissioner Staten moved to approve the proposed ordinance Section 10-14 14“Chickens in Residential Areas” and to move it forward to the City Council. Commissioner Hall seconded the motion.

Call the Question:

Roll Call Vote: Chairman Miller, Nay; Commissioner Hall, Aye; Commissioner Staten, Aye; Commissioner Stevens, Nay, Commissioner Ellis, Nay, Commissioner Jones, Nay. The motion failed with two in favor and four opposed.

Mr. Daily stated for the record that the ordinance died because the majority of the planning commission does not feel that chickens are appropriate in any residential zone, no matter how the ordinance is written.

Discretionary Items: Chairman Miller asked the commission for any discretionary items. Commissioner Staten asked Mr. Daily if adding bike lanes is part of the discussion on amending the general plan’s trails and parks policy currently being discussed. He said that he understood a pedestrian sidewalk up to 1900 West in Roy was planned in connection with the widening of Riverdale Road and stated that on the overpasses, both there and on 4400 South, installing a higher rail or fence would protect bikers from the danger of falling onto the freeway below. Commissioner Ellis stated that would also be ideal to prevent the hazard of items being thrown from the bridges onto the freeway below. Mr. Daily said that he will pass on these suggestions to Riverdale’s Public Works Department.

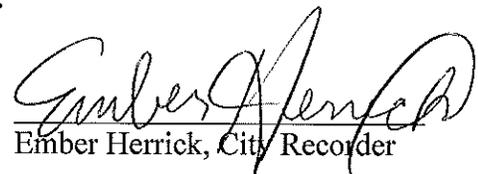
Commissioner Stevens asked Mr. Daily about giving input on revising the city’s definition on household pets. Mr. Daily asked the commissioners to email him their suggestions before the scheduled public hearing on January 25th.

Motion: There being no further business to come before the Planning Commission Commissioner Staten moved to adjourn the meeting. Commissioner Hall seconded the motion. The motion passed unanimously. The meeting adjourned at 7:09 p.m.

Approved: January 25, 2011


Allen Miller, Chairman




Ember Herrick, City Recorder