



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 25, 2011 at 6:35 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused Blair Jones, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder, and 1 resident.

**A. Welcome & Roll Call**

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

**B. Open Communications**

There were no comments during open communications.

**C. Consent Items**

**1. Approval of meeting minutes from:**

January 11, 2011 Work Session  
January 11 2011 Planning Commission

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

**Call the Question:**

The motion passed unanimously.

**D. Action Items**

**1. a. Public hearing on changing the definition of “Household Pets.”**

Riverdale Resident Misty Rogers said that she lives on 700 West and raises chickens. Ms. Rogers said that the people who want them already have them and she doesn't believe they are causing a nuisance. She said she knows of coops in the city that are taller than the owner's house that don't bother their neighbors and therefore she doesn't think that they will be a problem if allowed in the city. There were no additional comments.

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

**Call the Question:**

The motion passed unanimously.

**b. Review and comment on proposed changes to the definition of “Household Pets.”**

Mr. Daily stated that in the amended ordinance he included a list of animals that pet stores regularly sell as household pets. He said that chickens were not included because they are considered farm animals used for food production.

Chairman Miller read a letter from resident Nancy Brough who sent an email to staff as she couldn't attend the meeting. Mrs. Brough said that she wants the new definition of household pets to protect the rights of all residents so that a dangerous precedent isn't set. Mrs. Brough doesn't want fowl in residential areas and expressed concern over predators.

Mr. Staten said that predators are a legitimate concern and suggested a line be added to the ordinance requiring pet owners that house their animals outdoors to provide their pets with protection from predators. Commissioner Ellis agreed with the proposed addition. Chairman Miller suggested a line also be added requiring household pets to not become a nuisance. Commissioner Mitchell asked that monkeys be taken out of the ordinance; Commissioner Hall and Chairman Miller agreed with that change.

Commissioner Mitchell asked if there is a limit to the number of household pets allowed. Mr. Daily stated that the only number of animals that the city currently limits is dogs. Chairman Miller wants the commission to avoid setting limits on specific animals as it could prove problematic for code enforcement. Commissioner Mitchell said that he is confident that the nuisance ordinance will cover violators or problems without the need to address limits in the amended ordinance.

Commissioner Staten asked if animals not mentioned in the ordinance like fish and non-venomous snakes are allowed. Mr. Daily confirmed that they are fine. Commissioner Stevens said that existing federal and state laws already protect residents from dangerous animals as household pets and recommended broader definitions in place of listing specific animals so that people won't misinterpret the ordinance. Commissioner Mitchell agreed that terms like rodents, reptiles, and fish, would be advisable. Commissioner Staten recommended adding the phrase “and other types of domesticated animals that are also sold as household pets.” Mr. Daily said he will strike the specific animals and add the recommended phrasing to 10-2-2. He then read the revised ordinance back to the commission.

Commissioner Stevens expressed concern about rabbits and pigeons being raised as part of home businesses. Mr. Daily said that home business license rules and nuisance ordinances effectively addresses these concerns. Commissioner Stevens would like a phrase prohibiting the use of animals for sale in part or whole added to 10-2-2. Chairman Miller recommended adding the phrase “animals cannot be used for food production, sales or commercial use” to the ordinance. Mr. Daily read the entire proposed ordinance with the revisions one more time.

**Motion:** Commissioner Staten moved to favorably recommend the amended definition of household pets to the City Council. Commissioner Ellis seconded the motion.

**Call the Question:**

The motion passed unanimously.

**Motion:** There being no further business to come before the Planning Commission Commissioner Hall moved to adjourn the meeting. Commissioner Staten seconded the motion. The motion passed unanimously. The meeting adjourned at 7:25 p.m.

Approved: February 22, 2011

Attest:

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Braden Mitchell, Vice Chairman

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Ember Herrick, City Recorder