



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **February 22, 2011 at 6:32 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Braden Mitchell, Chairman
Brent Ellis, Commissioner
Blair Jones, Commissioner
Michael Staten, Commissioner
Mike Hall, Commissioner
Steve Hilton, Commissioner

Members Excused Bart Stevens, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder

A. Welcome & Roll Call

Acting Chairman Mitchell welcomed everyone to the meeting stating for the record all members were present except Commissioner Stevens who is excused while training for an upcoming deployment with the Nation Guard. Chairman Mitchell welcomed Commissioner Steve Hilton as the newest member of the Planning Commission and stated for the record the commission's appreciation for the Chairman Miller's years of service, time, and dedication.

B. Open Communications

There were no comments during open communications.

C. Presentations and Reports

There were no questions on the Community Development Projects Status Report.

D. Consent Items

1. Consideration of meeting minutes from:

January 25, 2011 Work Session
January 25 2011 Planning Commission

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

Call the Question:

The motion passed unanimously.

E. Action Items

1. Designate a new Planning Commission Chairman and Vice-Chairman

Motion: Commissioner Staten moved to designate Acting Chairman Mitchell as the new Chairman and Commissioner Ellis as the Chairman Pro Tem. Commissioner Hilton seconded the motion

Call the Question:

The motion passed unanimously.

2. Consideration of proposed amendment to all residential zones for language pertaining to Accessory Buildings and Uses.

Community Development Director Randy Daily asked the members of the Commission for input on the proposed amendment to residential zones designed to clarify the language pertaining to accessory buildings and uses constructed on residential lots prior to the primary building being built. Commissioner Jones said he believes the ordinance should require the primary home to be built first to avoid residential lots being used solely for storage. Commissioner Staten asked for clarification from Mr. Daily on the purpose of the amendment. Mr. Daily said it will clarify what an accessory building is and when it can be built because periodically he receives requests to build structures to store building supplies, tools or vehicles prior to the home being constructed. Commissioner Jones asks about temporary pods for home construction storage and Mr. Daily confirmed they are allowed. The commission appeared unanimous in its opinion that no building should be built until a primary residence is constructed.

Commissioner Hilton asked if a dwelling is defined in our ordinance and Mr. Daily said that it is. Commissioner Staten asked if this proposed amendment will have any influence on home businesses. Mr. Daily asked the Commission if they want to amend the ordinance prohibiting the use of detached structures for the operation of home businesses. Commissioner Jones stated that he likes it the way it is. Commissioner Hilton asked if all home businesses would need to be reviewed by the Planning Commission if the ordinance were amended. Mr. Daily said that staff is currently responsible for approving all home business license applications and stated that if there is a question the Planning Commission reviews the request on a case by case basis.

Commissioner Hall asked if the existing restrictions on applying for a home business license are sufficient. Mr. Daily said currently the rules are very restrictive stating that a homeowner can only use 25% of their garage for a home business.

The Commissioners asked Mr. Daily to review the proposed amendment to clarify the use and building of accessory buildings with City Attorney Steve Brooks.

Motion: Commissioner Staten moved to set a public hearing to amend the building and use requirements of accessory structures in residential zones. Commissioner Jones seconded the motion

Call the Question:

The motion passed unanimously.

3. Utah League of Cities and Towns training DVD on the powers and duties of the Planning Commission.

F. Discretionary Items

Commissioner Jones asked about the status of a Reagan billboard on Freeway Park Drive. Mr. Daily said the sign will go up. Chairman Mitchell said he would like to address the use of accessory buildings for home occupations in the future. Mr. Daily said he will get information together for the Commission to review at an upcoming meeting.

Motion: 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
adjourned at 7:35 p.m.

Approved: March 8, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder