



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 22, 2011 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Acting Chairman  
Blair Jones, Commissioner  
Bart Stevens, Commissioner  
Michael Staten, Commissioner  
Steve Hilton, Commissioner

Members Excused Braden Mitchell, Chairman  
Mike Hall, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and three members of the public.

**A. Welcome & Roll Call**

Acting Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except Chairman Mitchell and Commissioner Hall who are excused.

**B. Open Communications**

No comments.

**C. Presentations and Reports**

Mr. Daily told the Commission the only changes to the Community Development Report had been mentioned in the work session. There were no questions on the report from the Commission.

**D. Consent Items**

1. Approval of meeting minutes from:  
March 8, 2011 Work Session  
March 8 2011 Planning Commission

Acting Chairman Ellis asked for any changes to the previous meeting minutes, there were none.

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

**Call the Question:**

The motion passed unanimously.

**E. Action Items**

1. a. Public hearing on proposed new language for Accessory Buildings and Uses in residential zones.

Acting Chairman Ellis welcomed members of Scout Troop 266 attending as part of their Citizenship in the Community merit badge and allowed them to introduce themselves beginning with their leader Chad Spencer, and scouts Mason Spencer and Trent Van Natta

Acting Chairman Ellis then opened the public hearing on proposed new language for accessory buildings and uses in residential zones for comments from the public. There were no comments.

**Motion:** Commissioner Staten moved to close the public hearing. Commissioner Hilton seconded the motion.

**Call the Question:**

The motion passed unanimously.

**b. Review and comment on proposed new language for Accessory Buildings and Uses in residential zones.**

Acting Chairman Ellis asked the Community Development Director Randy Daily to explain the proposed changes and Mr. Daily said that the purpose of this new language is to regulate when accessory buildings can be placed on a residential building lot. According to Mr. Daily, under the new ordinance language a dwelling must be built before a garage, shed or other accessory building can be constructed.

Acting Chairman Ellis asked the Commission for comment on the proposed language changes. Commissioner Stevens asked for clarification in the event that an individual buys two lots side by side and wishes to only build one residence. Mr. Daily said city approval is necessary to dissolve a lot line. Acting Chairman Ellis asked Mr. Daily if he had received any public feedback or input about the proposed change from anyone unable to attend tonight's public hearing and Mr. Daily said that he had not. Commissioner Stevens asked Mr. Daily exactly what language had been added to the ordinance and Mr. Daily read the amended language to the Commission. There were no additional comments.

**Motion:** Commissioner Stevens moved to favorably recommend the proposed new language for accessory buildings and uses in residential zone to the City Council. Commissioner Hilton seconded the motion.

**Call the Question:**

The motion passed unanimously.

**2. Discussion of Adult Day Care Facility/Assisted Care Facility in Commercial Zones.**

Mr. Daily informed the Commission that he had received an informal request to open an adult daycare facility in a vacant building in Riverdale. He said that the code doesn't mention this type of business, so he was approaching the Commission to see if they would be willing to amend the ordinance to allow such facilities in commercial zones in Riverdale. Mr. Daily asked the Commission to send him ideas of similar uses so that he can draft a new amendment and present it to the Commission when all seven members are present to see if there is support to set a public hearing.

Commissioner Stevens said that he believes this proposal is now moving in the right direction by potentially expanding the types of businesses that can come to Riverdale, not just to include adult daycares. Acting Chairman Ellis said he agreed with Mr. Daily's suggestion to expand the allowed uses to commercial zones. Commissioner Hilton suggested the Commission postpone making a motion on the proposal until the next meeting when all the members were present to

review Mr. Daily's list. Acting Chairman Ellis recommended the Commission members send their allowed use recommendation to Mr. Daily prior to the next meeting. Commissioner Stevens asked if the business that had prompted the proposed amendment change had made a formal request to open a new business in Riverdale. Mr. Daily said it was an informal inquiry from a business owner who was working with an architect to determine what would be necessary to bring the building in question into compliance with the state requirements for an adult daycare facility.

**F. Discretionary Items**

None.

**Motion:** There being no further business to come before the Planning Commission Commissioner Staten moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.

Approved: April 12, 2011

Attest:

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Brent Ellis, Acting Chairman

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Ember Herrick, City Recorder