



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **December 27, 2011 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Braden Mitchell, Chairman
 Brent Ellis, Commissioner
 Bart Stevens, Commissioner
 Steve Hilton, Commissioner
 David Gailey, Commissioner
 Michael Staten, Commissioner
 Blair Jones, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and 14 members of the public.

A. Welcome & Roll Call

Chairman Mitchell welcomed everyone to the meeting and stated for the record all members were present. Mr. Daily recognized the two Planning Commissioners who will now become Council Members in 2012 and thanked Chairman Mitchell and Commissioner Staten for their service to the city on the Planning Commission. Chairman Mitchell and Commissioner Staten thanked their families, their wives and children who were in attendance, for their support while they served on the Planning Commission and were away from home two evenings a month.

B. Open Communications

Riverdale Resident and home business owner Darci Levesque told the Planning Commission that she runs a daycare out of her home. She said Riverdale allows a maximum of six children while the state of Utah allows eight children in a daycare and she asked the Planning Commission to consider amending their ordinance to allow the same number as the state. According to Mrs. Levesque, she won't have eight all of the time but she would like to have eight in total. She provided a copy of the local and state ordinances and asked the Planning Commission to compare the two and consider a revision of the city's ordinance to allow a total of eight children in a home daycare. Mr. Daily said he will distribute Mrs. Levesque's copies of the information to the members of the Planning Commission and promised to put the request on the next meeting agenda for review and comment in January to see if there is interest by the majority to set a date for a future public hearing in consideration of amending the ordinance.

C. Presentations and Reports

Community Development Director Randy Daily said there was nothing new on the Community Development Report not discussed in the earlier work session. He asked for any questions and there were none.

D. Consent Items

1. Approval of meeting minutes from:
 November 9, 2011 Work Session
 November 9, 2011 Planning Commission

Chairman Mitchell asked for any changes or corrections to the previous meeting minutes and none were noted.

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

Call the Question:

The motion passed unanimously.

E. Action Items

- 1. Approval for a two lot subdivision located at 1351 W. Ritter Drive and approximately 5363 South 1345 West. Both lot are Zoned A-1.**

Mr. Daily told the Planning Commission this request will also be discussed by the Petitioner on behalf of the Cook family, Lori Fleming.

Mr. Daily read from RCC 10-21-12 regarding small subdivision special provisions:

“A preliminary plan shall be required for all subdivisions but under the conditions listed below, approval of the preliminary plan by the planning commission and by the city council shall be authorization for the subdivider to sell lots within the subdivision covered by the preliminary plan by metes and bounds, and the requirements of a final plan shall be waived. When final plans are not required, the subdivider shall provide such improvements on existing streets within the subdivision as shall be required by the city council. Final plans shall not be required where all of the following conditions exist:

A. The subdivision consists of not more than ten (10) lots.

B. The subdivision does not require the dedication of any land for street or other public purposes.

C. The subdivision is not traversed by the mapped lines of a proposed street or a street to be widened as shown on the major street plan.

D. Each of the lots in the subdivision meets the frontage, width and area requirements of this title, or has been granted a variance from such requirements by the board of adjustment. (1985 Code § 19-40-11)”

According to Mr. Daily, the Cook family is interested in subdividing their property into a two lot subdivision, one lot with the existing home, pool and accessory building and a second vacant parcel with a barn and corral area. He said also indicated in the drawing are two frontage lots that will be left with A-1 zoning that may be sold separately or together at some future date.

Lori Fleming with Century 21 Golden Spike Realty said there was one survey line change from the drawing and legal description submitted for the packet which constitutes a two foot difference to allow the existing fence line to remain where it currently is. She asked if the Planning Commission had any questions and Commissioner Staten said the city’s small subdivision ordinance requires a metes and bounds legal descriptions rather than a preliminary

plot drawing and description for all small subdivision petitions. Ms. Fleming said the properties in question had once all been part of a city approved subdivision with legal descriptions recorded. She said there was just one small change to the legal description along the fence line to Lot 1 which is scheduled to be sold by January 13, 2012. Ms. Fleming said the Cook family submitted the other lots for consideration not because there is a pending sale for the other three properties but simply to make the Planning Commission aware of the plan so that they will be familiar with it as future requests come to them. Commissioner Staten said he agrees with the concept plan but the application currently doesn't meet the city's requirements and therefore cannot be approved by the Planning Commission without a correct legal description. Mr. Daily confirmed the Planning Commission will need the metes and bounds before they can forward a recommendation on to the City Council.

Motion: Commissioner Staten moved to approve the concept plan of a two lot subdivision located at 1351 W. Ritter Drive and approximately 5363 South 1345 West with both lots Zoned A-1, but to deny the final application until the legal description including meets and bounds for the two lots is completed and submitted in accordance with all Riverdale City Ordinances. Commissioner Hilton seconded the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Mitchell asked for any discretionary items and Commissioner Stevens said in the last Planning Commission meeting there was a Riverdale business that was planning to close but had not yet told their employees. He asked Mr. Daily for an update and Mr. Daily said the business was FYE. He said a Gordmans department store will move into that existing building sometime in 2012 following a remodel of the building.

Commissioner Gailey asked if the Planning Commission will be downsized from seven to five members in 2012 as discussed at a previous meeting and Mr. Daily said that he had recommended this change to the Mayor who was waiting to see if there is Council approval to make the Planning Commission a five member body. According to Mr. Daily, the Planning Commission is bound by Title 10 so there can't be a lot of differences of opinion as they are limited in the decisions they can make by current city ordinances. He said he feels that if a five member Council works it will also work for the Planning Commission. Commissioner Stevens said he would like Riverdale to try a five member Planning Commission and he asked if it would be appropriate for members of the Planning Commission to tell the Mayor they support downsizing the body. Mr. Daily said the Planning Commission is free to contact the Mayor with their views on this subject.

Commissioner Gailey thanked Chairman Mitchell and Commissioner Staten for their service and said that he had learned a lot from both of them during the short time he has served with them.

Motion: There being no further business to come before the Planning Commission, Commissioner Staten moved to adjourn the meeting. Commissioner Gailey seconded the motion. The motion passed unanimously. The meeting adjourned at 6:54 p.m.

Approved: January 10, 2011

Attest:

Braden Mitchell, Chairman

Ember Herrick, City Recorder