



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Wednesday, **January 24, 2012 at 6:40 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Acting Chairman  
Bart Stevens, Commissioner  
Steve Hilton, Commissioner  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner

Members Excused: Brent Ellis, Chairman  
David Gailey, Commissioner

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

**A. Welcome & Roll Call**

Acting Chairman Jones welcomed everyone to the meeting and stated for the record all members were present except for Chairman Ellis and Commissioner Gailey who are both excused. He stated for the record that because there are only two members of the public here to attend tonight's meeting the Planning Commission is convening upstairs in the Conference Room.

**B. Open Communications**

Acting Chairman Jones invited any members of the public with comments on the proposed amendment to Riverdale's Day care/Preschool ordinance to speak during the public hearing portion of the meeting.

There were no comments.

**C. Presentations and Reports**

Community Development Director Randy Daily said there are no new items on the Community Development Report. He said the former Toys R Us building will become the new Zurchers and informed the Commission that he hasn't heard from the property owner DDR if they have a tenant lined up to take Zurchers' place when they move into their new building. He asked for any questions and there were none.

**D. Consent Items**

- Approval of meeting minutes from:**  
January 10, 2012 Work Session  
January 10, 2012 Planning Commission

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

**Motion:** Commissioner Hilton moved to approve the consent items.  
Commissioner Fleming seconded the motion.

There was no discussion on the motion.

**Call the Question:                    The motion passed unanimously.**

**E.    Action Items**

**1.    a. Public Hearing on proposed amendment to RCC 10-18-1 Home Occupations Condition “M” Day care Centers.**

**b. Consideration of action on proposed amendment to RCC 10-18-1 Home Occupations Condition “M” Day care Centers.**

Mr. Daily said the proposed changes to the provision will make the city’s ordinance compatible with state law allowing home occupation day cares and preschools to care for eight children at a time, instead of the six currently allowed under the current city ordinance.

**Motion:                                    Commissioner Hilton moved to open the public hearing on proposed amendment to RCC 10-18-1 Home Occupations Condition “M” Day care Centers. Commissioner Eskelsen seconded the motion.**

There was no discussion on the motion.

**Call the Question:    The motion passed unanimously.**

Riverdale Resident Michelle Smith said she owns Alphabet Train Preschool and she supports this new proposed language as it will benefit her preschool business.

Riverdale Resident Darci Levesque said she is also here to support the proposed ordinance as she was the person who petitioned the Planning Commission to make this change initially.

There were no additional comments.

**Motion:                                    Commissioner Hilton moved to close the public hearing on proposed amendment to RCC 10-18-1 Home Occupations Condition “M” Day care Centers. Commissioner Eskelsen seconded the motion.**

There was no discussion on the motion.

**Call the Question:    The motion passed unanimously.**

Acting Chairman Jones asked the Planning Commission for further discussion on the proposed amendment. Commissioner Stevens said this ordinance has been discussed at the last three meetings for the past six weeks and after additional reflection he now has new concerns about passing it. He said he is worried adding two additional children to a home day care could threaten residential areas with 25 percent increased car traffic as parents drop off and pick up their children. He said home occupations should not be allowed to operate the same as a commercial business to the detriment of their residential neighbors and he doesn’t feel it is the appropriate role of the Planning Commission to help maximize a home business’s earning potential. He said ordinances should help enhance the zone they are designed for and he won’t support this proposed amendment because it won’t improve the residential zones that will be affected by it.



There was no discussion on the motion.

**Roll Call Vote:** Commissioner Jones, aye; Commissioner Hilton, aye; Commissioner Stevens, nay; Commissioner Eskelsen, aye; Commissioner Fleming, aye. The motion passed with four in favor and one opposed.

**F. Discretionary Items**

Acting Chairman Jones asked for any discretionary items and there were none

**Motion:** There being no further business to come before the Planning Commission, Commissioner Hilton moved to adjourn the meeting. Commissioner Fleming seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

Approved: February 14, 2012

Attest:

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Blair Jones, Acting Chairman

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Ember Herrick, City Recorder