



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 25, 2012 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman  
Blair Jones, Vice-Chairman  
Bart Stevens, Commissioner  
Steve Hilton, Commissioner  
Kathy Eskelsen, Commissioner  
David Gailey, Commissioner

Members Excused: Lori Fleming, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and one member of the public Lael Gibby.

**A. Welcome & Roll Call**

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Commissioner Fleming who is excused. He said the Planning Commission is meeting upstairs as there is only one member of the public present, Petitioner Lael Gibby.

**B. Open Communications**

Chairman Ellis invited members of the public to speak during the open communications portion of the meeting and there were no comments.

**C. Presentations and Reports**

Community Development Director Randy Daily said there are no new items on the Community Development Report other than the items discussed in the work session. He asked for any questions and there were none.

**D. Consent Items**

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

**Motion:** Commissioner Gailey moved to approve the consent items.  
Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

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

**E. Action Items**

- 1. Consideration of request for approval of Conditional Use Permit for a Single Family Dwelling with Rental Unit in the R-2 zone at address 4481 S. 1150 W.**

Chairman Ellis said the only action item on tonight's agenda is a request for approval of a Conditional Use Permit for a Single Family Dwelling with a Rental Unit in the R-2 zone at address 4481 S. 1150 W. Mr. Daily said Ms. Gibby wants to use her home as a duplex in an R-2 Zone which is subject to the Planning Commission's review and approval of a Conditional Use

Permit. He read from Riverdale City Code all of the requirements for a duplex and informed the Planning Commission that the petitioner has met all the statutes outlined in the R-2 ordinance. Mr. Daily said the request is to allow a single family home to be used as a two family dwelling and he stated for the record that it previously functioned as a duplex prior to 1992. He said the petitioner is present if the Planning Commission has any questions they would like to ask her. Ms. Gibby said she may rent out the basement of her home to a family member in the coming months and would like the ability to use her home as a two family dwelling with a unique address and separate utilities associated with the rental unit. Commissioner Jones asked Mr. Daily if Ms. Gibby had been made aware of changes to city ordinances for duplexes that may have changed since 1992. Mr. Daily said Ms. Gibby had been informed of the current requirements for a duplex including the stipulation that she continue to live in the main portion of the home which must be more than 50 percent of the entire living area. There were no additional questions or comments.

**Motion:** **Commissioner Hilton motion to approve the petitioner’s request for approval of a Conditional Use Permit for a Single Family Dwelling with a Rental Unit in the R-2 zone at address 4481 S. 1150 W. Commissioner Jones seconded the motion.**

There was no discussion on the motion.

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

Ms. Gibby said there is a big sewer manhole on her property and she asked if it could be moved. She said that she had spoken with Riverdale’s former Public Works Director Lynn Moulding about the manhole two years ago and Mr. Daily said he would have the current Public Works Director Shawn Douglas follow up with her on this request.

**F. Discretionary Items**

Chairman Ellis asked for any discretionary items and there were none.

**Motion:** There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting adjourned at 6:36 p.m.

Approved: October 9, 2012

Attest:

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Brent Ellis, Chairman

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Ember Herrick, City Recorder