



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 11, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: Don Farr, Chairman
Don Hunt, Member
Norm Searle, Member
Allen Miller, Member
Kathy Tanner, Member
Bart Stevens, Member
David Coles, Member

Others Present: Randy Daily, Community Development Director; Jan Ukena, City Planner; Michelle Douglas, Planning Commission Secretary, other city staff and approximately 10 citizens.

1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that all Planning Commissioners were present.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

Motion: Commissioner Tanner moved to approve the March 14, 2006 Preplanning Work Session and March 28, 2006 Regular meeting minutes with the clarification of what gutta-percha is. Commissioner Hunt seconded the motion. The motion passed unanimously.

3. HOME OCCUPATION

a. Melvin Pettypool – Handy Man Mel

Mr. Pettypool was present at the meeting to discuss his conditional use application for a home occupation business license for handyman services. Mr. Pettypool lives in an R-2 zone and he owns the dwelling. Mr. Pettypool explained that he moved to Riverdale from Clinton, where he had a business license. He is a subcontractor for Zions and performs minor maintenance for them. He works out of his van so there are no extra vehicles at the residence. He works exclusively for Zions and doesn't provide any residential services. Commissioner Hunt asked if Mr. Pettypool had any employees. Mr. Pettypool stated that he did not have any employees.

Motion: Commissioner Hunt moved to grant the conditional use permit for a home occupation located at 779 West 4250 South for Melvin Pettypool, Handy Man Mel, as requested. Commissioner Miller seconded the motion. The motion passed unanimously.

b. Leonardo Arce – Lawn Care Services

Mr. Arc was not present. This item was tabled.

c. Jessica Jacques – EZ Web Gifts

Ms. Jacques was present at the meeting to discuss her conditional use application for a home occupation business license for an on-line gift store. Ms. Jacques lives in an R-2 zone and she owns the dwelling. Her business involves taking orders for boxed chocolates over the web and shipping them out. Ms. Jacques picks them up from a local manufacturer and mails them out from the post office. There will be no foot traffic at her home.

Motion: Commissioner Miller moved to grant the conditional use permit for a home occupation located at 3547 South 700 West for Jessica Jacques, EZ Web Gifts, as requested. Commissioner Coles seconded the motion. The motion passed unanimously.

**4. CONSIDERATION OF DISCUSSION REGARDING A NEW SIGN ORDINANCE,
TITLE 10 – CHAPTER 16**

Ms. Ukena requested that the Commission go through this ordinance page by page to address any questions or comments.

Definitions

Ms. Ukena discussed that these terms are all sign related and provide definitions for terms used in the ordinance. Commissioner Tanner asked if a definition needs to be included if that type of sign is not allowed. Ms. Ukena replied that it did not have to be included, but if we ever go back and want to include it, then it is already there. Commissioner Stevens inquired if a person is dressed up and is advertising a business, does that constitute a sign? Ms. Ukena stated that it is not a sign in this provision.

Commissioner Tanner asked about A-frame signs. She noted that there are liquidation signs on 300 West that need to be maneuvered around. She inquired if this is the proper place to address those. Ms. Ukena stated that it could be addressed here. Commissioner Searle discussed that he would like to address the right way to advertise things.

A discussion was held regarding Street Furniture or ads on bus benches. The Commission felt they were difficult to maintain and that there is already a great deal of advertising in Riverdale.

General Sign Permit Requirements

The Commission requested that Section G be deleted as it is a repeat of Section F.

Exempt Signs

Ms. Ukena explained that Exempt Signs are exempt from having a permit, such as banners displayed on the inside of a window. A discussion regarding banners was held. Ms. Ukena said she would get a better definition of a public event.

Section C. Building Security Sign: This section sets a limit of four building security signs per lot. Chairman Farr indicated that he felt some property owners may want more than four signs and asked if that was code. Ms. Ukena indicated that it was not code, but her suggestion. Commissioner Hunt suggested that security sign is defined. Ms. Ukena indicated that she would look and see what other jurisdictions have in regard to this item. Commissioner Searle suggested that these signs not exceed one per entrance.

Temporary Portable Signs

Ms. Ukena discussed that this section will be difficult to enforce. If unauthorized, these signs are picked up by a Riverdale employee and the person is notified that they can pick up their sign. Commissioner Miller suggested that we talk to public safety to determine what is a safety hazard and what is state statute on this issue. Ms. Ukena noted that Temporary Portable Signs are allowed in all zoning districts.

General Standards

Chairman Farr noted that most of the standards are the same as our old ordinance and are similar to other cities that he looked at.

Sign Regulations for Different Zones

Ms. Ukena indicated that she needed to look at schools and churches. Initially she only looked at neighborhoods. A discussion was held regarding illumination and large spotlights. It was noted that these types of lights are commonly used at car dealerships. Ms. Ukena said she would look into adding that.

Commercial and Manufacturing Zones

Ms. Ukena asked the Commission to keep in mind that these items do not refer to Riverdale Road, 1050 West or River Park Drive. Commissioner Tanner questioned why these areas were separate. Ms. Ukena indicated that was the direction she was given.

Riverdale Road

Ms. Ukena discussed that she has allowed more signs for an automobile dealership, but doesn't know how to accommodate different franchise regulations. She changed the height allowance and two pole signs will no longer be allowed.

Commissioner Tanner requested that language be added restricting canopy signs. Ms. Ukena indicated that language addressing a canopy can be added and apply to commercial, manufacturing, and mixed use zones.

Alternative Sign Overlay

This section refers to a large scale development, such as a shopping center, office park or a special purpose district. It allows for a common design element to be used throughout the development. This could also be addressed in a Developer's Agreement that would point to this ordinance.

Nonconforming Signs

Ms. Ukena discussed that this section gives the City the ability to get rid of existing nonconforming signs by not allowing new signs to be put up in place of the old when they deteriorate.

With no further business to come before the Commission at this time, Commissioner Tanner moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:56 pm.

Attest:

Approved:

Marilyn Hansen, City Recorder

Don Farr, Chair