



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 08, 2008** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chair
Brent Ellis, Member
David Gailey, Member
Blair Jones, Member
Norm Searle, Member
Bart Stevens, Member

Members Absent:

Allen Miller, Member

Others Present:

Randy Daily, Community Development Director
Jeff Woody, Building Inspector
Marie Alvord, Planning Commission Secretary
Four (4) petitioners

1. CALL TO ORDER

Chairman Farr welcomed everyone present and noted that all Planning Commission members were present with the exception of Commission Miller.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES.

Comments and changes were requested in the preplanning meeting.

Motion: Commissioner Searle moved to approve the Preplanning and Regular meeting minutes of June 24, 2008 with corrections noted and waive the reading of the minutes. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

3. PUBLIC HEARING: PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 12: FLOODPLAIN.

Chairman Farr noted that there will be four public hearings held and the proper notification and publication was completed for each public hearing. He requested that all comments be limited to 3 or 4 minutes and opened the meeting for public comment.

No comments were given.

Motion: Commissioner Gailey moved to close the public hearing on the proposed amendments to Title 10 Chapter 12: Floodplain. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

4. DISCUSSION AND RECOMMENDATION OF PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 12: FLOODPLAIN.

Mr. Daily recommended that the entire ordinance be rescinded because it is antiquated, specifically sighting terminology that is no longer recognized by FEMA. He also noted that Title 10 Chapter 27 covers all FEMA requirements. Commissioner Searle agreed that the ordinance appears to be outdated.

Motion: Commissioner Searle moved to forward the proposed amendments to Title 10 Chapter 12: Floodplain to the City Council and recommend that the entire ordinance be rescinded. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

5. PUBLIC HEARING: PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 16: SIGN REGULATIONS.

Chairman Farr opened the meeting for public comment. No comments were given. Commissioner Stevens noted that he would be interested in the off premises sign company's opinion on the overall ordinance.

Mr. Guy Larson, Reagan Outdoor Advertising: Mr. Larson noted that he does not have a public comment tonight. He said Reagan always tries to work collectively with citizens and local municipalities and especially likes to participate when the sign ordinance is changed. He is in the opinion that signs are always useful and tries to come to a mutually beneficial sign ordinance for the city, residents, and property owners. Mr. Larson stated that he would like to see more signs off-premise in Riverdale City; demand is high for the area.

Mr. Rob Saunders, Saunders Outdoor Advertising: Mr. Saunders noted that his concern with the ordinance amendment is that it does not allow for the moving or replacement of existing signs due to expansion and growth of the City. He requested that the City keep the existing signs as legal conforming signs. Mr. Saunders noted that he has enjoyed working with the City in the past and would like the opportunity for more signs in the City which the current ordinance does not allow.

Motion: Commissioner Ellis moved to close the public hearing on the proposed amendments to Title 10 Chapter 16: Sign Regulations. Commissioner Searle seconded the motion.

Call the Question:

The motion passed unanimously.

6. DISCUSSION AND RECOMMENDATION OF PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 16: SIGN REGULATIONS.

Mr. Daily clarified that the amendments to the ordinance are not making existing off premises signs legal non-conforming but would remain legal conforming as a conditional use. He noted that as a conditional use the city may impose reasonable conditions upon the signs to maintain safety and aesthetic standards. Mr. Daily gave a history of the off premises signs throughout the city. He noted that in the old ordinance the I-15 corridor was not defined and the language needed to be cleaned up. Rather than defining the corridor it was determined that there are plenty of billboards in the city and the ability to place more was taken out of the ordinance. Mr. Daily noted that Reagan Outdoor Advertising and Saunders Outdoor Advertising brought up some good points; such as the ability to move signs that are impacted by something outside of their ability to change. He asked the

Planning Commission if they felt it would be better to identify and define what the I-15 corridor is and permit more off premises signs along the corridor.

Chairman Farr noted he would like to see a provision made for the moving of existing signs and to see if there are more locations where signs may be placed in Riverdale City that conform to the 500 ft spacing stipulation. He also noted that there were some grammatical errors in the changes and requested that the ordinance be reviewed and corrected. Mr. Daily noted that staff will review and if it does not change the intent of the ordinance the changes will be made. Commissioner Stevens noted that off premises signs are just a small part of the ordinance and there are a lot of other changes proposed which he finds acceptable. He would like to see those amendments move forward while discussion and further amendments are made to the off premises sign section of the ordinance. Commissioner Searle agrees that for existing signs along the I-15 corridor a provision should be made to keep the sign if it needs to be moved. It was determined that the provision should be given to all existing signs within the city not just those on the I-15 corridor.

Discussion was held on the definition of the I-15 corridor and the possibility of allowing more billboards within the City. Mr. Daily commented on the other changes to the sign ordinance. He noted that ground signs were defined making a greater distinction between ground signs and pole or pylon signs. He also stated that flashing lights have been restricted to colors that are not used for emergency vehicles – restricting red, blue, white and amber lights and required them to be 50 ft from the road.

Commissioner Jones asked what process is taken to place an off premises sign. Mr. Daily noted that any off premises signs require a conditional use permit and they need to get approval from the Planning Commission. Definition of the I-15 corridor was discussed.

Motion: Commissioner Searle moved that the proposed amendments to Title 10 Chapter 16: Sign Regulations be approved with the exception of the off premises sign section which will receive additional wording to include the following: allow existing billboards in certain circumstances beyond the owners control to be moved after careful review; the I-15 corridor be defined that would allow additional billboards if proper spacing permits; the noted grammar changes that were submitted that they be reviewed for the entire ordinance to insure good reading and provides continuity.

Discussion on the Motion:

Mr. Daily recommended that Commissioner Searle place in his motion that a moratorium be placed for off premises signs until wording is amended and approved by the City Council.

Amended Motion: Commissioner Searle moved that the proposed amendments to Title 10 Chapter 16: Sign Regulations be approved with the exception of the off premises sign section which will receive additional wording to include the following: allow existing billboards in certain circumstances beyond the owners control to be moved after careful review; the I-15 corridor be defined that would allow additional billboards if proper spacing permits; the noted grammar changes that were submitted that they be reviewed for the entire ordinance to insure good reading and provides continuity. Recommend a moratorium for off premises signs to allow for definition of the I-15 corridor to be drafted and approved by City Council. Commissioner Gailey seconded the motion.

Discussion on the Motion:

Commissioner Stevens suggested that the wording *and or replaced* be added to the language of the motion in regards to the moving existing signs.

Amended Motion: Commissioner Searle moved that the proposed amendments to Title 10 Chapter 16: Sign Regulations be approved with the exception of the off premises sign section which will receive additional wording to include the following: allow existing billboards in certain circumstances beyond the owners control to be moved and or replaced after careful review; the I-15 corridor be defined that would allow additional billboards if proper spacing permits; the noted grammar changes that were submitted that they be reviewed for the entire ordinance to insure good reading and provides continuity. Recommend a moratorium with off premises signs to allow for definition of the I-15 corridor to be drafted and approved by City Council. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

7. PUBLIC HEARING: PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 27: FLOOD DAMAGE PREVENTION.

Chairman Farr opened the meeting for public comment.

No comment was given.

Motion: Commissioner Ellis moved to close the public hearing on the proposed amendments to Title 10 Chapter 27: Flood Damage Prevention. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

8. DISCUSSION AND RECOMMENDATION OF PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 27: FLOOD DAMAGE PREVENTION.

Mr. Daily stated that he presented the ordinance to Mr. John Crofts, State Representative for FEMA and it was his recommendation to include the amendments to this ordinance. Changes included pertain to encroachments; including fill require certification by a professional engineer demonstrating that encroachments shall not result in adverse impact to adjacent property. Chairman Farr and Commissioner Gailey noted grammar changes and requested that the ordinance be reviewed for incorrect grammar.

Motion: Commissioner Searle moved that the proposed amendments to Title 10 Chapter 27 be forwarded to the City Council and recommend approval and ask that the noted changes be reviewed to ensure they are grammatically correct. Commissioner Gailey seconded the motion.

Call the Question:

The motion passed unanimously.

9. PUBLIC HEARING: PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 28: RESIDENTIAL LANDSCAPING.

Chairman Farr opened the meeting for public comment.

No comment was given.

Motion: Commissioner Stevens moved to close the public hearing for proposed amendments to Title 10 Chapter 28: Residential Landscaping. Commissioner Ellis seconded the motion.

Call the Question:

The motion passed unanimously.

10. DISCUSSION AND RECOMMENDATION OF PROPOSED AMENDMENTS TO TITLE 10 CHAPTER 28: RESIDENTIAL LANDSCAPING.

Mr. Daily noted that the amendment is an addition to the definitions to include *Hard Surface: Shall consist of concrete, asphalt, brick or concrete pavers, rock or pea gravel and cobble stone. All hard surface material must be kept free of weeds.* Commissioner Searle questioned if pea gravel needed to be specified or if it could be more generic and to specify gravel. Mr. Woody, Building Inspector noted that crushed gravel or just gravel will be sufficient.

Motion: Commissioner Searle moved to forward proposed amendments to Title 10 Chapter 28: Residential Landscaping to the City Council and recommend approval with one exception; that it be reworded *Hard Surface: Shall consist of concrete, asphalt, brick or concrete pavers, rock or gravel and cobble stone. All hard surface material must be kept free of weeds.* Commissioner Jones seconded the motion.

Discussion on the Motion:

Commissioner Stevens asked if there would still be latitude given for hard surface with landscaping requirements. Mr. Daily noted that hard surface and hardscape are two different things and that the Planning Commission will still have the option of allowing hardscape for landscaping.

Call the Question:

The motion passed unanimously.

11. DISCRETIONARY BUSINESS

Commissioner Searle asked what was happening with the proposed townhouse development behind Discount Tire Co. Mr. Daily noted that he had read that the property owner has declared bankruptcy and that it does not look good for the development.

Commissioner Gailey noted that he had a personal question. He stated that there is a new product made from recycled tires and asked if that would be considered hard surface. Mr. Daily noted that it would be more of a hardscape meant for decoration and not to be used for parking.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:43 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair