



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 27, 2012 at 6:35 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Blair Jones, Vice-Chairman
Lori Fleming, Commissioner

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and no members of the public.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present except for Vice-Chairman Jones and Commissioner Fleming who are excused. He said because there are no members of the public here to attend tonight's meeting, the Planning Commission is convening upstairs in the Conference Room.

B. Open Communications

Chairman Ellis noted that there are no members of the public to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report.

D. Consent Items

None.

E. Action Items

- 1. Review, comment and set public hearing for proposed changes to Title 10 Sign ordinance RCC 10-16-3: SPECIAL PROVISIONS.**

Chairman Ellis said the first item on the agenda is a discussion about RCC 10-16-3, the city's sign ordinance. Mr. Daily said he is asking if the restrictions in the distance of commercial signs to residential areas is sufficient to protect the integrity of residential zones, specifically now that the trend is moving towards electronic commercial signs that give off light pollution. Mr. Daily said during recent tough economic times Riverdale City has allowed new tenants to use cloth or plastic banner signs temporarily at the discretion of the Community Development Department. Commissioner Stevens asked about the definition of a "temporary" sign and Mr. Daily said in the past he has allowed temporary signs to remain until they are faded or torn. Mr. Daily said the current city ordinance allows each business to put up one 3 x 4 temporary sign to advertise specials or services.

Chairman Ellis asked what the requirements are to prevent temporary signs from getting weathered and beat up and detracting from the professional look of the city's commercial district. Mr. Daily said the current sign ordinance stipulates temporary signs must be in good condition or he asks the owners to take them down. Commissioner Stevens said he would like some consistency in the definition of the city's temporary signs and he said he has concerns that if vacant buildings are rented and temporary signs are put up all over town Riverdale could start to look rundown. Mr. Daily told the Commission if he gets a complaint or sees a sign that looks bad as he drives through the city, he follows up to make sure that it is removed. He said most businesses in Riverdale have nice, permanent signs.

Commissioner Gailey asked about seasonal signs and Mr. Daily said they are classified as temporary signs and in the past there haven't been problems or complaints about businesses leaving up seasonal signs after the holidays are over. Mr. Daily said he removed a reference in the current ordinance to signs announcing the arrival of dignitaries or civic events as this is not a provision the city has used in the past. He said the most common sign complaint he gets are about signs advertising businesses outside of Riverdale, which he immediately removes.

Mr. Daily said he would like direction from the Planning Commission about the distance commercial signs should be from a residential area and Commissioner Hilton asked about the Riverside Storage sign and its proximity to the adjacent residential area. Mr. Daily said it is an on premise site sign allowed through a variance as part of a lawsuit settlement when the owner argued their business was negatively impacted by UDOT's construction of a sound wall blocking the storage facility from the view of drivers on the I-15 freeway. Mr. Daily said the current ordinance requires Riverside Storage's sign to be dimmed or turned off after 10 p.m. He said if our ordinances don't stipulate something, there is little the city can do to prevent it when a petitioner makes a request. Commissioner Stevens said it is a good idea for the city to be proactive rather than reactive in setting standards for electronic signs and he advocated the periodic revision of this ordinance as technology will continue to present new challenges for Riverdale.

Councilor Hilton asked if the light emanating from a sign could be measured and used as the determining factor in calculating an appropriate distance between commercial signage and residential zones. Mr. Daily said he would research other cities to see what their laws say about distances between commercial signs and residential zones and if there is a way to measure the lumens emanated from electronic signs to determine acceptable levels of light pollution. Commissioner Eskelsen said she likes the idea of the Riverdale setting a not-to-exceed lumens standard for the city.

Commissioner Stevens asked Mr. Daily to get information about the electronic sign on 31st street in Ogden as it is at eye level and has the potential to negatively impact drivers. Mr. Daily said some existing signs like Ron's Auto that is adjacent to residential areas could possibly be affected by amendments by the Planning Commission to this ordinance. Commissioner Stevens asked if electronic signs that have a dark back facing residential zones would be affected and Mr. Daily said he doesn't see a problem with them as long as the sign's light pollution doesn't impact the residents and it is an on-premise sign not advertising non-Riverdale businesses.

Commissioner Gailey asked about conditional use permits and Mr. Daily said all off-premise signs will be required to apply to the Planning Commission for a permit. Commissioner Hilton said it is possible all the signs on Riverdale Road will become electronic signs eventually and Mr. Daily asked the Planning Commission to brainstorm ideas to curb this trend to be discussed at a subsequent meeting and to delay setting a public hearing on this issue until he can do additional research to try and find answers to the Commissioners' questions and precedence for other Utah cities. According to Mr. Daily, when a public hearing is set he will be legally required to notify the city's sign companies so that they can attend and offer their input. Commissioner Stevens said they will present a convincing argument in support of limited Riverdale City sign restrictions.

No action was taken on this item.

2. Review, discuss and make a recommendation to the City Council to change all references in Riverdale City Code from "daycare" to "daycare/preschool".

Chairman Ellis said the next item on the agenda is a proposal to change the Riverdale City Code's definition from "daycare" to "daycare/preschool". Commissioner Stevens asked if there is any other term that is a synonym to "daycare" or "preschool" that the Planning Commission should consider including. Commissioner Hilton suggested adding the phrase "or other similar businesses" to the ordinance to cover all synonyms and Mr. Daily read the definition from the code which also included "nursery schools" and "kindergartens". The Commission agreed by consensus that the current definition is sufficient.

Motion: Commissioner Eskelsen moved to make a recommendation to the City Council to change all references in Riverdale City Code from "daycare" to "daycare/preschool". Commissioner Gailey seconded the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and several of the Planning Commissioners said they would like iPads to use to access their agenda packets since the City Council has recently switched from laptops to tablets. According to Chairman Ellis and Commissioner Gailey, the city-issued laptops are very slow and cannot access the internet because they don't have WiFi capabilities when the Planning Commission meets for their work sessions in the conference room. Mr. Daily asked if there is unanimous interest in going from laptops to tablets and everyone present was in support of the proposal. Commissioner Stevens said he uses his work laptop at the Planning Commission meetings because it runs much faster than his city-issued laptop. He said if the city doesn't go to tablets, they should provide the Planning Commission members with computers that have at least 2 GB of Ram. Chairman Ellis said he uses his personal tablet in the meetings and he noted that Commissioner Fleming also uses her personal computer instead of a city laptop. Mr. Daily said he would pass their request and concerns on to the City Administrator and Business Administrator in charge of IT.

Motion: There being no further business to come before the Planning Commission, Commissioner Hilton moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 7:21 p.m.

Approved: April 10, 2012

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder