



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 22, 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
Lori Fleming, Commissioner

Members Excused: Blair Jones, Vice-Chairman

Others Present: Randy Daily, Community Development Director, Ember Herrick, City Recorder and three 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 who is excused.

B. Open Communications

Chairman Ellis noted that there are no open communications.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report not discussed in the work session.

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 a small subdivision located at 5700 South, South Weber Drive**

Chairman Ellis said the first item on the agenda is consideration of a small subdivision at 5700 S. South Weber Drive. Mr. Daily said this is a 40,000 sq ft lot in an A-1 zone that is currently owned by Ernie Schneider. According to Mr. Daily, Mr. Schneider's grandson Mike Roubinet plans to build a single family dwelling on the lot and has a letter signed by Mr. Schneider authorizing him to request this subdivision. He said Mr. Roubinet is present to answer any questions the Planning Commission has regarding this property. Mr. Roubinet thanked Mr.

Daily for his professionalism in helping him through this subdivision request process. Chairman Ellis asked when Mr. Roubinet plans to start construction on his new home and Mr. Roubinet said if the city approves this subdivision request, he would like to start building within the next few months. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the request for a small subdivision located at 5700 South, South Weber Drive by forwarding a favorable recommendation to the City Council. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Daily said this request will now go to the City Council for consideration during their meeting on May 15, 2012. He informed Mr. Roubinet that he will call him as soon as the Mayor signs the ordinance approving this small subdivision so that he can take the proper documentation with him to record the change with Weber County.

2. Consideration of request to amend site plan for Ken Garff Auto Dealership

Chairman Ellis said the next item on the agenda is consideration of a request to amend the site plan for Ken Garff Auto Dealership. Mr. Daily said there are three phases of the proposed Garff remodel and this one is the first and involves adding 420 sq ft to the current Honda building. According to Mr. Daily, this phase of the project will need to be reviewed by the Design and Review Committee. He said Riverdale ordinance requires Planning Commission and City Council approval of all site plan amendments. Mr. Daily said Brad Ashworth of SL&A Architects is here to answer any questions about the proposed changes to this auto dealership. According to Mr. Ashworth, Buick GMC will permanently move into the Honda building and Honda will go into the Nissan building temporarily while the current GMC Buick building is being remodeled. Chairman Ellis asked if the proposed new Honda dealership will be larger than the existing one and Mr. Ashworth said technically it will be smaller with a reduction in overall square footage but it will create separate areas for sales and service to better utilize the space.

Commissioner Stevens said in his opinion the city requirements that 20 percent of a commercial lot be landscaped is too high for car dealers that make money off of every inch of their parking lots. He suggested as this three phase project progresses, that Ken Garff Auto Dealership apply to the city for a variance to reduce the landscaping requirements so that the business can display more vehicles. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the request to amend the site plan for Ken Garff Auto Dealership Drive by forwarding a favorable recommendation to the City Council. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

3. Review, discuss and set public hearing for proposed changes to Title 10 Sign ordinance RCC 10-16-1 through 3.

Chairman Ellis said the final item on the agenda is a discussion about proposed changes to RCC 10-16-1 through 3, Riverdale's Sign Ordinance. Mr. Daily said based on the information included in the packet and the Commission's discussion during the earlier work session, he proposes Riverdale proceeds with some reasonable sign regulations that are in line with existing state law. He said he will draft some rules for the Planning Commission to consider at their next meeting. Commissioner Hilton said he thinks addressing billboards is advisable so that the city ordinances reference new technology and create uniform standards for all businesses. He said he would like the brightness and proximity to residences addressed and he suggested the city model their ordinance after the state of Utah's existing standards.

Commissioner Fleming asked for clarification about which signs Mr. Daily plans to draft an ordinance to address and she recommended there be two separate ordinances one for on premise and one for off premise signs. Mr. Daily noted the suggestion. Commissioner Stevens said too much specificity in ordinances binds the city and will create controversy at a public hearing. He suggested that Mr. Daily keep the ordinance broad instead of listing a bunch of regulations and stipulations and agreed with Commissioner Fleming's recommendation that on and off premise signs be addressed separately. Commissioner Stevens said the content of electronic signs should also be addressed and he cited a previous incident when Ron's Automotive had a political message on their electronic sign which he found offensive.

Commissioner Fleming asked how a billboard ordinance could affect certain franchises with corporate sign or logo obligations. Mr. Daily said the city has a comprehensive sign ordinance already in place that allows corporate signs but the city's ordinance doesn't address electronic signs so that is why he is proposing it be amended. Commissioner Hilton said new electronic technology is necessitating the modernization of Riverdale's existing sign and billboard ordinances. Commissioner Gailey said he read through the state law Mr. Daily included in the packet and he thinks sections of it can be modified to update Riverdale's sign and billboard ordinance to address electronic technology. Mr. Daily thanked the Planning Commission for their input and said he will use their suggestions to create a new draft for the Commission's consideration at their next meeting. Chairman Ellis said whatever standards Riverdale adopts he wants them to be enforceable, not just laws on the books that are not enforced like the state of Utah's billboard ordinance appears to be.

No action was taken on this item.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Commissioner Fleming asked about the city's Redevelopment Agency (RDA) program and available assistance for first time homebuyers and if it is limited to abandoned or nuisance properties. Mr. Daily referred her to RDA Executive Director Larry Hansen for information about what homes and individuals qualify for RDA assistance.

Mr. Daily said City Administration has requested him to research restrictions other cities are putting in place to limit the numbers of payday loan and smoke shops in certain areas of their cities. He said at the next Planning Commission meeting he would like to have public hearings to discuss limiting the number of payday loan companies to one for every 4,000 residents and putting smoke shops under the same classification as sexually oriented businesses.

Commissioner Fleming asked if Riverdale City has any interest in buying the vacant Christian Heritage High School to convert it into a second recreation center for Riverdale to accommodate residents living on the South end of the city. Mr. Daily said he would mention this suggestion to the City Council.

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 7:10 p.m.

Approved: May 22, 2012

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder