



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 31, 2012 at 6:45 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner
Blair Jones, Vice-Chairman
Bart Stevens, 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 Commissioners Fleming, Jones and Stevens who are excused. He said the Planning Commission is meeting upstairs tonight as no members of the public are present for the meeting.

B. Open Communications

Chairman Ellis said no members of the public are present to speak during open communications.

C. Presentations and Reports

Community Development Director Randy Daily said there are no new items on the Community Development Report except for the fact an Apple Store is coming to Riverdale. Commissioner Hilton asked when the store is expected to open and Mr. Daily said they will begin remodeling the old Super Cuts location this August.

D. Consent Items

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

Chairman Ellis said the Planning Commission will have one week to review and comment by August 7, 2012 on proposed Planning Commission Rules and Procedures scheduled for further discussion during the next Planning Commission meeting. Mr. Daily said changes and corrections should be sent to the City Recorder so that they can be included in the packet for the next meeting and adopted by resolution at their next meeting. Chairman Ellis noted for the record that all members of the Planning Commission who are present tonight were given a copy of the Rules and Procedures to mark up.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Consideration of Ordinance 813 creating a subdivision at the Crossing 702 West and Riverdale Road for Buffalo Wild Wings

Chairman Ellis said the first item on the agenda is Consideration of Ordinance 813 creating a subdivision at the Crossing 702 West and Riverdale Road for Buffalo Wild Wings. Mr. Daily said a subdivision created by ordinance is required so that the plot can be recorded with Weber County certifying that all of the requirements have been met with Riverdale City to create the small subdivision. According to Mr. Daily, the metes and bounds are within city regulations and he recommended that the Planning Commission forward the petitioner's request to the City Council for approval.

Motion: Commissioner Hilton moved to recommend approval to the City Council of Ordinance 813 creating a subdivision at the Crossing 702 West and Riverdale Road for Buffalo Wild Wings. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Discussion and consideration of action on Ordinance 812 a proposed amendment to RCC 10-16 Riverdale's On-Premise Signs Ordinance

Chairman Ellis said the second item on the agenda is consideration of action on Ordinance 812, a proposed amendment to RCC 10-16 Riverdale's On-Premise Signs Ordinance. Chairman Ellis asked Mr. Daily to report on the sign committee's feedback and Mr. Daily said he submitted the latest draft amended with the changes recommended following the public hearing to everyone who attended the meeting and members of the Utah Sign Association and business community and didn't receive any concerns or feedback. He said he reached out to a sign company and they did express a desire for electronic signs to be a permitted use instead of a conditional use, but he said the Planning Commission has discretion on this item. Mr. Daily said the changes include removing the time restrictions on when an electronic sign can change, allowing full animation and changing the title of the only table in the ordinance that measures foot candles so that the heading reads: "Light Intensity" instead of "Table 1". Commissioner Hilton asked how Riverdale's amended ordinance pertaining to light intensity compares to other cities. Mr. Daily said the standards for measuring foot candles are the same.

According to Mr. Daily, off premise signs require a conditional use permit from the Planning Commission and RCC 10-16 could be amended to require new businesses desiring electronic signs to apply to the Planning Commission for a conditional use permit too if there is consensus from the group to make this change. Mr. Daily said if the Planning Commission is satisfied with

the regulations in this latest draft there is no need to require each applicant appeal to the Planning Commission for a conditional use permit every time they want to put in an electronic on-premise sign. Commissioner Gailey said he would like on-premise sign applicants for new businesses to request a conditional use permit for their electronic signs from the Planning Commission. Commissioner Hilton said he agrees new businesses should request a conditional use permit so that the Planning Commission can review how residential areas may be impacted. He said the Planning Commission meets every two weeks and he doesn't feel that is an excessive amount of time to require a business to wait for electronic sign approval. Chairman Ellis said he agrees with Commissioners Gailey and Hilton about requiring conditional use permits for new electronic signage and Commissioner Hilton asked if there will be opposition from the business community if the ordinance is amended to include this stipulation. Mr. Daily said he will report back to the Planning Commission if there is feedback on this amended change.

Motion: **Commissioner Hilton moved to recommend approval and forward to the City Council for consideration Ordinance 812 a proposed amendment to RCC 10-16 Riverdale's On-Premise Signs Ordinance with the changes discussed including that electronic signs with digital display will require a conditional use permit from the Planning Commission. Commissioner Gailey seconded the motion.**

There was no discussion on the motion.

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

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 Hilton seconded the motion. The motion passed unanimously. The meeting adjourned at 7:00 p.m.

Approved: August 28, 2012

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder