



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 24, 2014 at 6:36 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Acting Chairman
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman
Michael Roubinet, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Michael Medina.

A. Welcome & Roll Call

Acting Chairman Hilton welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Chairman Jones and Commissioner Roubinet who are excused.

B. Open Communications

Acting Chairman Hilton said there are no members of the public present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett referred anyone interested in new commercial developments in Riverdale to the Community Development Report included in the packet.

D. Consent Items

Acting Chairman Hilton 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 Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

- 1. Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.**

Acting Chairman Hilton said the first agenda item is consideration of a conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W., the former Comcast building which Riverdale's Harley-Davidson motorcycle dealership is interested in remodeling. He introduced Michael Medina who is representing Harley-Davidson

and asked him about a missing portion of sidewalk which Mr. Medina said the former property owner Scott Priest has agreed to complete before Harley-Davidson takes ownership of the building. According to Mr. Eggett, Harley-Davidson Owner Joe Timmons plans to pattern the look of this Riverdale structure after his Lehi dealership and has expressed a desire to be as green as possible maximizing landscaping. Mr. Medina said there will be good synergy with this motorcycle dealership adjacent to the Larry H. Miller automobile dealership and he said Mr. Timmons is committed to keeping his dealership in Riverdale where his business has been successful since 1986. Acting Chairman Hilton asked about the proposed building remodel design and Mr. Medina said the front of the building will change to reflect the Harley-Davidson traditional look and the approach and parking lot will be modified and cleaned up but the back of the building should remain the same. Mr. Medina said the motorcycles are stored inside at night so there won't be a lot of inventory in the parking lot at night like automobile dealerships. Commissioner Gailey asked what the business hours will be and Mr. Medina said they will close at 9 p.m. and motorcycle repair will be done indoors and not past five or six in the evening, so the impact on the neighboring residential zone should be minimal. Commissioner Gailey said it would be preferable if test drivers used Riverdale Road and didn't drive through the neighborhoods and Mr. Medina said Riverdale staff have already communicated this request.

Commissioner Fleming asked about signage for the Harley-Davidson dealership and if there will be any electronic elements and Mr. Medina said he is trying to negotiate with Larry H. Miller to share their Riverdale Road pole sign and there will be a building sign which he said may include an electronic reader board. Acting Chairman Hilton asked if the electronic sign request will be subject to Planning Commission consideration and Mr. Eggett confirmed that it will be and briefly reviewed Riverdale's off premise sign ordinance to explain how Larry H. Miller and Harley-Davidson could share a sign post on Riverdale Road. Acting Chairman Hilton asked about the Motel 6 sign on Riverdale Road in front of Gibby's Floral and Mr. Eggett said that sign is grandfathered but the code has since changed. There were no additional comments or questions.

Motion: Commissioner Hansen moved to forward to the Council a favorable recommendation of the petitioner's request to amend the conditional use permit for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W. Commissioner Fleming seconded the motion.

Acting Chairman Hilton asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Acting Chairman Hilton asked for any discretionary items and Commission Fleming said she would like to see playground equipment for younger children at one of Riverdale's parks and Commissioner Hansen said she should petition Council members because there is money in the budget for new playground equipment in the coming fiscal year. Commissioner Gailey said there is also interest in playground equipment for special needs children. Acting Chairman Hilton asked if a consultant will be hired to develop the 17 acres Riverdale is purchasing for a new city park and Mr. Eggett said no determinations have been made at this point. Commissioner Hansen asked if the land deal has been completed and Mr. Eggett said it should be finalized shortly.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Gailey seconded the motion. The motion passed unanimously. The meeting adjourned at 6:49 p.m.

Approved: July 8, 2014

Attest:

Steve Hilton, Acting Chairman

Ember Herrick, City Recorder