



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 28, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Michael Roubinet, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Randy Olson a representative with Yesco Signs.

A. Welcome & Roll Call

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

B. Open Communications

Chairman Jones said there are no members of the public except the petitioner present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett said updates to the Community Development Report include ribbon cuttings at Massage Envy and Pelican Café and he said the first phase of the Riverdale Business Park is nearing completion. Mr. Eggett said remodels at J C Penney, Ken Garff Honda and Motel 6 are ongoing and Golden Spike Harley-Davidson will move into their new dealership at 5152 S. 1500 W. in January or February 2015. He asked for any questions and none were noted.

D. Consent Items

- 1. Consideration of meeting minutes from:
October 14, 2014 Work Session
October 14, 2014 Planning Commission**

Chairman Jones 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 Conditional Use Permit application for electronic sign located at approximately 5152 S. 1500 W.

Chairman Jones said the only action item on tonight's agenda is consideration of a conditional use permit application for an electronic sign in a commercial district at 5152 S. 1500 W. Mr. Eggett said the Petitioner Joe Timmons owns Golden Spike Harley-Davidson and Randy Olsen is present tonight representing Yesco Signs. Mr. Eggett said the sign's brightness and its impact on the adjacent residential zones have been addressed in the executive summary included in the packet. Commissioner Gailey asked if the electronic sign will be distracting to drivers on 1500 West who look up to read the sign and if it will negatively impact residents that live above Ritter Drive with light pollution. Mr. Olson said the current sign is 40 feet high but will only be 30 feet in height at its new location on 1500 West and shouldn't be visible to adjacent homeowners.

Chairman Jones asked if the electronic sign will dim at night and Mr. Olsen said it is only at 70 percent of the maximum brightness during the day and dims down to 30 percent at night. Mr. Eggett asked if the sign malfunctions and the dimmer breaks can it be turned off and Mr. Olson said it does have a manual shut off. Mr. Eggett said if he receives complaints about the dimmer malfunctioning he will require Mr. Timmons to turn the sign off until Yesco fixes it.

Chairman Jones asked if the dimmer is on a timer or if it works off a photo cell and Mr. Olson said he isn't sure and Chairman Hilton said Riverdale City Code (RCC) 10-16-10D3 requires that "all digital display of on premises signs must be equipped with both a dimmer control and a photocell which automatically adjusts the display intensity according to natural ambient light conditions." Commissioner Hilton asked if the dimmer could be upgraded with a photocell and Mr. Olson said it could be and Commissioner Hilton said he would like to see this request approved subject to a photocell being installed and Mr. Olson said he will communicate this to Mr. Timmons. Chairman Jones asked for any additional questions or concerns and none were noted.

Motion: Commissioner Hilton moved to approve a conditional use permit application for an electronic sign located at approximately 5152 S. 1500 W. at the new Golden Spike Harley-Davidson dealership with the conditions that the electronic sign comply with RCC 10-16-10(D)(3) and the city's established brightness dimming standards. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:44 p.m.

Approved: December 23, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder