



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **February 24, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Blair Jones, Chairman
David Gailey, Commissioner

Members Excused: Lori Fleming, Commissioner
Cody Hansen, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and three members of the public Traci Johanson, Weston Saunders and Jared Johnson.

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 Commissioners Fleming and Hansen who are excused.

B. Open Communications

Chairman Jones asked for any open communications and there were none.

C. Presentations and Reports

Community Development Director Michael Eggett said there are no new updates to the Community Development Report not discussed in the work session. He said additional projects will be updated to the report as announcements can be made public. Mr. Eggett asked for any questions and none were noted.

D. Consent Items

- 1. Consideration of meeting minutes from:
January 27, 2014 Work Session
January 27, 2014 Planning Commission**

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

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. Public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-7 and 10 Sign/Zone Regulations

Chairman Jones said the only action item on tonight's agenda is a public hearing to discuss proposed amendments to Riverdale's electronic sign ordinance. Mr. Eggett reviewed some minor modifications to RCC 10-16-7 and 10 included in the latest draft of the ordinance in the packet incorporating in recommendations from members of the Planning Commission following a discussion at the January 27, 2015 and Riverdale City Attorney Steve Brooks. Mr. Eggett recommended one additional minor wording change so that all definitions of electronic signs are consistent throughout RCC 10-16-7 and 10. Commissioner Gailey asked if the changes are written down and Mr. Eggett said he noticed them just prior to tonight's meeting. He said if there is consensus from the Planning Commission they could note it in their motion and he will make the changes and submit a clean copy to the city recorder prior to the Council's consideration at their next meeting on March 3, 2015.

Mr. Eggett said tonight's public hearing was properly noticed in accordance with state law, including notifications being sent to all interested sign companies with billboard signs in Riverdale. Chairman Jones opened the public hearing and no public comments were received.

Motion: Commissioner Hilton moved to close the public hearing. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Eggett said representatives from Yesco and Saunders Outdoor Advertising had approached him prior to tonight's public hearing with a request to consider amending the proposed 200 foot distance between an electronic billboard and a residence to be 150 feet or to more clearly define "oriented toward". According to Mr. Eggett, one Saunders sign on I-15 facing Northeast could be prevented from converting to a digital sign with the 200 foot requirement. He said he discussed this with Mr. Brooks and there was no will to draft a hard legal definition of sign orientation at this time. Mr. Eggett said in his opinion the billboard does not appear to be oriented towards the adjacent Roy homes. Commissioner Hilton said he would like to see the 200 foot requirement left in place because it is in the best interest of the public to create a barrier between homes and electronic signs. He said if Saunders wishes to convert the billboard to an electronic sign in the future they can petition the Planning Commission at that time. Chairman Jones said each sign request is subject to Planning Commission review and consideration. There were no additional comments or questions.

Motion: Commissioner Hilton moved to forward a favorable recommendation to the City Council to adopt the proposed changes to Riverdale's billboard ordinance regarding conversion of traditional billboards to electronic messaging billboards with changes suggested by Mr. Eggett. Commissioner Gailey 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 Commissioner Gailey asked about heavy equipment removing trees on city property at approximate address 3400 South Parker Drive and Mr. Eggett said the City Council authorized Riverdale’s Public Works Department to remove some hazards and debris. He said the out building will be removed this fall and the future development of this property will be discussed at the upcoming Strategic Planning Meeting on February 28, 2015. Chairman Jones asked Mr. Eggett to communicate to the Riverdale Police Department that he has witnessed many motorists running red lights lately, especially at the intersection of 900 West and Riverdale Road and Mr. Eggett said he will pass this information on to Riverdale’s Police Chief Dave Hansen.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:42 p.m.

Approved: March 24, 2015

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder