

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 14, 2017, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners: Blair Jones, Vice-Chair
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder
Steve Brooks, City Attorney

Excused: Steve Hilton, Chairman

Visitors: Geoff Grayson, Allied Sign
Kord Cutrubus, H&P Investments

A. Welcome & Roll Call

Vice-Chair Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Chairman Hilton who is excused.

B. Open Communications

Vice-Chair Jones asked for any open communications and there were not any.

C. Presentations and Reports

Vice-Chair Jones turned the time over to Mr. Eggett who reported the following:

- Town Square progressing.
- Hobby Lobby in progress.
- Habit Burger in progress.
- Farmers Insurance Officer going in the Brook Haven building.
- Target is remodeling.
- AK Walker Subdivision beginning construction on building homes.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on January 24, 2017.

Vice-Chair Jones asked for changes or corrections to the Planning Commission meeting minutes for the January 24, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration to set public hearing for proposed amendments to Title 10, Chapter 14, Section 12: "Nonresidential and Residential Development Landscape Requirements" and consider setting a public hearing for a rezone request for property located 535 W 5400 S in Riverdale City.

Mr. Eggett asked the Planning Commission if they would consider consenting to add an addendum to the consent items to set a public hearing for a rezone application he had just received. The rezone request pertains to property located approximately 535 West 5400 South in Riverdale City, [with the rezone from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning]. Mr. Eggett stated the applicant's intent is to build a four-plex. [Mr. Eggett explained he consulted with the City Attorney regarding this matter, and the City Attorney stated it would be all right to add this item to the motion during the regular meeting should they so desire.]

MOTION: Commissioner Fleming made a motion to approve consent items, including Mr. Eggett's proposed addendum for a rezone request, property located 535 West 5400 South. Commissioner Eskelsen seconded the motion. All voted in favor of approving the consent items.

E. Action Items

1. Consideration of City Council recommendation for approval of Cutrubus Kia updated site plan amendment at approximately 770 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:
H&P Investments, LLC, as represented by Kord Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was originally reviewed by the Planning Commission on October 25, 2016. Since that time, the project proposal has been

scaled down to the proposed building additions to the main building and a refresh/rebranding of the building as a Kia dealership. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the updated Wasatch Front Kia amended site plan proposal, recommending approval of the update to the proposed amended site plan with any requested modifications/amendments, not recommending approval of the updated Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the updated proposal of the Amended Site Plan for Wasatch Front Kia.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

Attached with this executive summary is a document entitled "Amended Site Plan Review – Cutrubus Wasatch Front Kia"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. Additionally, there has been included a letter from the City Administrator and the applicant outlining the mutually agreed to position relative to the submission of hand drawn updates to the previous site plan submission. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on January 26, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Vice-Chair Jones invited questions or comments from the Planning Commission. Commissioner Fleming asked if storm water management was a concern for this site plan amendment. Kord Cutrubus, representative of H&P Investment, provided a history regarding the storm sewer located along 4450 South and 700 West that was made when this area was developed by the Cutrubus family. He explained the current retention basin currently collects all water from 4450 South. Mr. Cutrubus further explained the size and depth of the retention basin. He discussed the City and State requirements for storm water, which is a 100 year retention area, but due to there being no other retention basins along that area it makes it difficult to meet that requirement. Mr. Cutrubus confirmed they are only developing the east portion of the property, and will address the storm water issues with the City when they eventually develop the western portion. Mr. Cutrubus expressed the importance of the City working with H&P Investments when addressing the storm water issues in the future.

Commissioner Fleming asked if there would be enough parking to accommodate the proposed addition and Mr. Cutrubus confirmed.

There was a brief discussion regarding the existing retention basin located at 4450 South 700 West with an emphasis on the size, shape, and capability of the basin.

MOTION: Commissioner Fleming made a motion to recommend approval to the City Council for the Cutrubus Kia updated site plan amendment at approximately 770 West Riverdale Road, Riverdale, Utah 84405, subject to all outstanding items listed by staff being resolved. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: All voted unanimously in favor of forwarding the site plan amendment to the City Council.

2. Consideration of conditional use permit approval for electronic sign request for Security Service Federal Credit Union, 890 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained: Allied Electric Sign & Awning, on behalf of Security Service Federal Credit Union (SSFCU), has filed for a conditional use permit to install an electronic on-premises pole sign for the new Riverdale SSFCU location at 890 West Riverdale Road (in the old Wells Fargo Building), as required by 10-16-10(B.) of the Riverdale City Code. The Riverdale SSFCU building

is located within a C-3 zone. Per City Code, SSFCU is permitted to have signs on their property at a ratio of three (3) square feet for each one (1) linear foot of occupied frontage and subject to a conditional use review for any proposed electronic sign. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested SSFCU electronic sign.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-16 "Sign Regulations" and 10-19 "Conditional Uses".

Community Development staff has discussed this electronic sign proposal for SSFCU with Allied Sign representatives Debbie Meeds and Geoff Grayson. Currently, there are no electronic signs at the 890 West Riverdale Road site and this would be a slight change to this location of the City. Geoff Grayson will be representing SSFCU's interest in this consideration of this conditional use request for electronic signage. For discussion purposes, there has been provided supplementary documents regarding this request which includes the application, proposed location and sign imagery, and a description of the proposed electronic signage. A separate sign permit has been submitted for the placement of all other signs on the Riverdale SSFCU building and has been approved by City staff.

All electronic sign requests within the City are subject to City Code 10-16-10, which states:

10-16-10: ELECTRONIC SIGNS:

A. Definitions:

DIGITAL DISPLAY ON PREMISES: An on premises sign face that may display changing content that is allowed to be fully animated and is composed of electronically illuminated segments and/or a series of grid lights, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, video boards, or other electronic media or technology. A sign is considered to be "on premises" if the sign is on the location of the business which is advertised or promoted on the sign.

ELECTRONIC SIGN: For the purpose of this section shall mean a digital display on premises sign.

FOOT-CANDLE: A unit of light measurement equal to one lumen per square foot and may be abbreviated "fc".

B. Zones Where Allowed: Digital display on premises signs are a conditional use in all zones that allow advertising or informational signs provided that such signs comply with all requirements of this chapter. Electronic signs that advertise or promote businesses, products, activities, services, or events not located on the premises where the electronic sign is located are prohibited except the use of any on premises sign for the advertising of "not for profit", "fundraising" events or philanthropic endeavors that do not give attention to businesses that are not located in Riverdale City.

C. Number Of Signs Allowed: Only one on premises electronic sign may be located on a lot but a lot may have an electronic sign and a non-electronic sign that are combined in one cabinet at one location (on a pole, monument, or building) provided that the total square footage of all signage on a lot complies with all aspects of this chapter.

D. Brightness: An on premises electronic sign shall not be excessively intense or brilliant. An electronic sign shall not display light of such intensity or brilliance as to cause glare or otherwise impair the vision of the driver of a motor vehicle on a public roadway or result in a nuisance to the driver of a motor vehicle on a public roadway. Any on premises electronic sign that exceeds the intensity levels in subsection D1 of this section shall constitute an excessively intense or brilliant sign and such sign is prohibited.

1. All digital displays shall be illuminated at a level no greater than 0.3 foot-candle over ambient light levels and shall employ light cutoff devices such as, but not limited to, louvers, in order to minimize light escaping above the horizontal plane. Foot-candle readings shall be measured at ground level at a distance shown in the intensity table.

INTENSITY TABLE

Sign Size (Square Feet)	Distance From Source
0 - 100	100 feet
101 - 300	150 feet

2. Notwithstanding the requirements of subsection D1 of this section, under no circumstances shall the light emanation from a digital display on premises sign be greater than 0.3 foot-candle as measured from the nearest residential property line.

3. All digital display 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.

E. Residential Areas: Residential areas shall not be adversely impacted by any electronic sign or any other type of sign.

F. Sound: The use of sound is prohibited.

G. View Obstruction: Signs may not be constructed so as to obstruct the view of drivers of motor vehicles on a public roadway or entering a public roadway.

H. Public Property: Signs may not encroach on or project over public property or a public right of way.

I. Portable Electronic Signs: Portable electronic signs are prohibited.

J. Resemblance To Traffic Signal: No electronic sign may resemble or simulate any warning signal or any traffic lights or official traffic control signage.

K. Sign Shutoff: The digital display shall contain a default mechanism to turn the sign off in case of malfunction or shall be manually turned off within twenty four (24) hours of a reported malfunction.

L. Maximum Area: This type of on premises sign shall be restricted to a maximum area of three hundred (300) square feet. (Ord. 812, 8-21-2012)

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested Security Service Federal Credit Union electronic sign, as presented in the attached documentation.

Geoff Grayson, represents Allied Electric Sign, discussed the location of the digital sign. He discussed the dimming ability of the sign. Vice-Chair Jones asked if the dimming feature was on timer and Mr. Grayson confirmed. Mr. Eggett referred to subsection D in Title 10, Chapter 16 which establishes the requirements/guidelines for digital signs within Riverdale City.

Commissioner Fleming asked if there would be pictures displayed on the digital sign that would rotate, and Mr. Grayson confirmed. Mr. Eggett encouraged the applicant to contact UDOT (Utah Department of Transportation) in relation to the rotating pictures on the sign, to ensure they follow state highway regulations pertaining to signage.

Mr. Eggett asked about shut off ability of the sign and Mr. Grayson confirmed there was a manual shut off located on the exterior in an upper cabinet located on the sign.

MOTION: Commissioner Wingfield made a motion to approve the conditional use permit approval for electronic sign request for Security Service Federal Credit Union, 890 West Riverdale Road, Riverdale, Utah 84405. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of passing the conditional use permit.

F. Discretionary Items

Vice-Chair asked if there were discretionary items. Commissioner Gailey asked about the parks committee and whether or not they would be meeting to discuss the potential future park. Mr. Eggett stated the parks committee has been informally disbanded until funding is obtained for park projects. Mr. Eggett noted that park development was not a budgeting priority at this time.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.

The meeting adjourned at 6:55 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **February 28, 2017**