



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, DECEMBER 5, 2017
6:00 P.M.**

**Council Chambers
202 N. State Route 89
Chino Valley, Arizona**

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - a. Consideration and possible action to approve November 7, 2017 regular meeting minutes.
- 5. STAFF REPORTS**
 - a. Report on corrections made to October 3, 2017 meeting minutes.
 - b. Response to the public comment heard at the November 7, 2017 meeting, regarding the Town not imposing impact fees for growth, and what the Town was doing to reach safe yield.
- 6. PUBLIC HEARING**
 - a. Consideration and possible action regarding an application for Primrose Inn & RV for a Conditional Use Permit in order to allow a 22-unit RV Park for a property located approximately 1/4 mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89. (Alex Lerma, Associate Planner)
 - b. Consideration and possible action regarding an application from Olsen's Grain for a Conditional Use Permit in order to install an electrical information sign for a property located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89, and defined as APN 306-29-029C. (Alex Lerma, Associate Planner)

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 30th day of November, 2017.

By: Jason Sanks, Acting Development Services Director

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.

Planning and Zoning Commission Regular

6.a.

Meeting Date: 12/05/2017

Conditional User Permit_ Primrose Inn & RV

CASE DESCRIPTION:

Consideration and possible action regarding an application for Primrose Inn & RV for a Conditional Use Permit in order to allow a 22-unit RV Park for a property located approximately 1/4 mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 1/4 mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89.

FACTS:

1. Applicant: Tim Henrickson
2. Owner: Chris & DeEtte Viterbo
3. Parcel Number: 306-20-022
4. Site Area: 2.81 acres (approx. 122,400 sq. ft.)
5. Existing zoning: CL (Commercial Light)
6. Intended Use: 22-unit RV Park, 9-room hotel and 2 residences

ANALYSIS:

See attached Staff Report

SITE PLAN

See Attached Site Plan

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of the a Conditional Use Permit (CUP) to allow a 22-unit RV Park with the following conditions:

- 1) An Encroachment Permit will be submitted to ADOT.
- 2) Drive-way will be brought up to ADOT's current standards.
- 3) Septic system will be upgraded to support 8 additional RV spaces.
- 4) Fencing to the northwest portion of the property will be extended to serve as a buffer between adjacent properties.

Attachments

Primrose Site Plan

Primrose Staff Report



PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C17-00003

Assessor's Parcel Number: 306-20-022

Site Location: Located approximately ¼ mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89.

Property Owner: Chris & DeEtte Viterbo

Applicant: Tim Henrickson

Request: Request for a Conditional Use Permit (CUP) on the Primrose Inn Property to allow a 22-unit RV Park

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	2.81 acres (approximately 122,404 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Residence

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately ¼ mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89. The property is currently zoned CL (Commercial Light) under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Commercial/ Multi-Family Residential under the Town of Chino

Valley General Plan Potential Land Use Map. The property is currently being used as an Inn/RV park with 14 existing RV spaces in addition to the onsite 9-room hotel and 2 residences. **See Figure 1.**

PROJECT HISTORY

Primrose Inn & Suites has been serving the Town of Chino Valley and travelers for over 40 years. Originally built in 1942, the Primrose's initial use was an inn. At one point two (2) residences were allowed on the property. In 2000, the then Primrose property owners applied for a Conditional Use Permit to allow for a ten (10) space RV park in the C-1 Commercial zone (Now known as CL). In March 2000, the Council approved the applicants request identified as Ordinance No. 339 with a stipulation that the applicant would renew said Conditional Use Permit in five (5) years.

In 2005, the property owners at the time applied and requested a Conditional Use Permit to continue the operation of a ten (10) space recreational vehicle park in the CL (Light Commercial) zoning district. On March 24, 2005 Council approved the applicant's request for the continued operation of a ten (10) space recreational vehicle park on site. Referred to as Ordinance No. 05-604, Council stipulated that a "Ten (10) - year time limit will be required for the Conditional Use Permit provided that the applicant continue to comply with all federal, state and local regulations."

In a letter dated November 9, 2009, the Assistant Zoning Administrator at the time, Michael Bovee, wrote a letter of clarification in regards to Primrose Inn and its legal non-conforming uses. The document references the legality of the use of the 10 RV spaces based on the Conditional Use Permit and gives clarification of the 4 RVs located on the property, but located outside the 10 space 'RV Park.' Mr. Bovee indicated that there is evidence contained within the parcel file that suggests that there has been unpermitted RV's on the property since the late 70's, prior to 1984 Zoning Code. Mr. Bovee concludes that the 4 additional RV's on the property, outside of the RV park, were a continued legal non-conforming use. Therefore, they would be allowed to remain on the property in addition to the 10 RVs in the RV park. He closes by stating that there shall be no more the 14 RVs being occupied on the property at any given time.

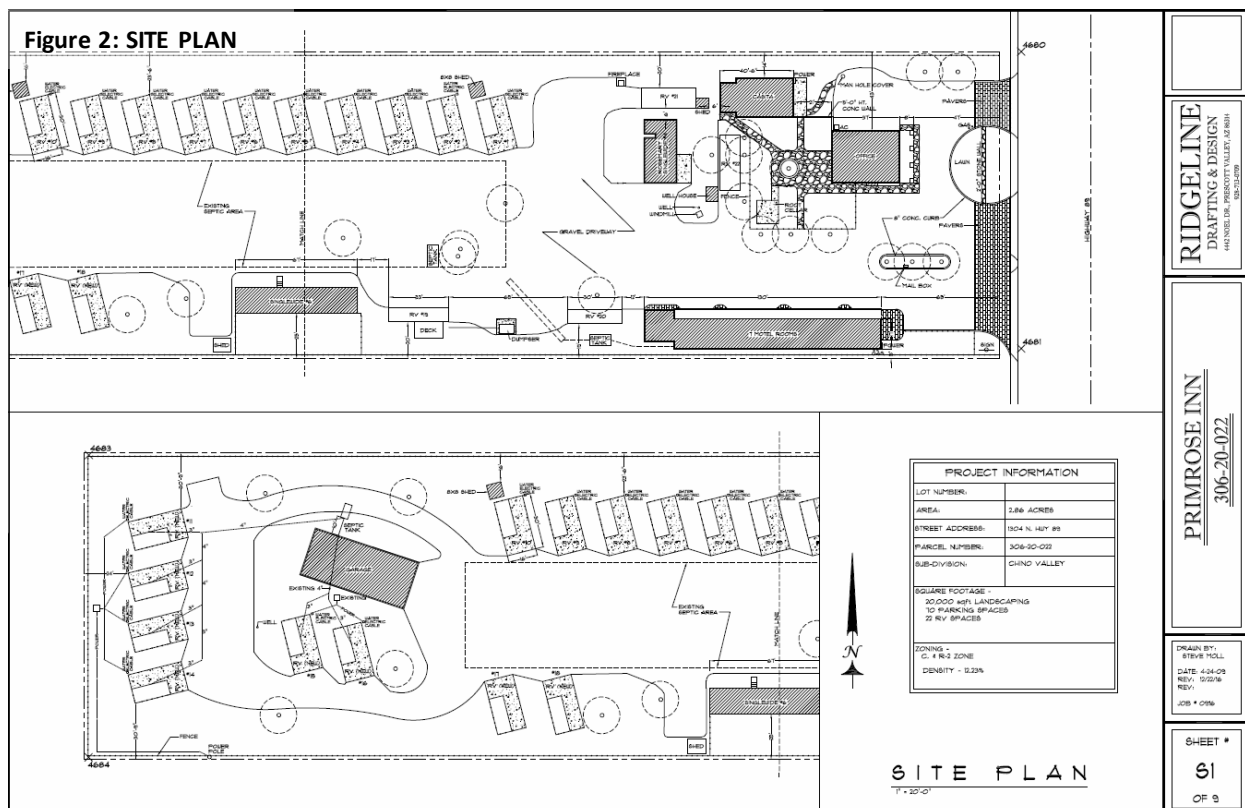


PROJECT DESCRIPTION

As of March 2015, the Conditional Use Permit for the 10 RVs has been expired. Staff has been working closely with the property owners to clean up any issues that are not in conformance with the zoning district. The applicant is requesting a Conditional Use Permit (CUP) on the Primrose Inn Property to allow a 22-unit RV Park (14 spaces are already permitted) in addition to the onsite 9-room hotel and 2 residences. **See Figure 2**

PUBLIC REVIEW & HEARING PROCESS

The applicant notified all property owners within a 300' radius by letter and signage was placed on the property notifying the general public of a neighborhood meeting in order to discuss the applicant's intentions to obtain a Conditional Use Permit for the property. The neighborhood meeting was held on November 6, 2017. At said meeting, there was on property owner residing to the north of the subject property. Said property owner did not have any issues or concerns with the applicant's intentions to expand the RV park but did want the owners to extend the fencing to the northwest portion of the property to serve as a buffer between both properties.



STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current CL (Commercial Light) zoning district, with its inn and RV spaces, is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a Commercial/ Multi-Family Residential Land Use designation.

ZONING

Section 3.15 of the Unfired Development Ordinance states that the purpose of the CL (Commercial Light) zoning district is to "provide for neighborhood amenity and some general commercial uses. Land use is composed chiefly of retail and services businesses, offices, and apartments, together with necessary accessory uses. The property is currently being operated as an inn and as an RV park. Section 3.15.B.16 list 'hotels and motels' as a permitted use in the CL (Commercial Light) zoning district. Furthermore, Section 3.15.C.7 list 'campgrounds and recreational vehicle parks with twenty-five (25) units or less' as a permitted use with a conditional use permit. The property has had a continual use of Recreational Vehicle park for the past 17 years with a CUP first issued in 2000. With the current fourteen (14) RV spaces and a request for an additional eight (8) space, the applicant will still be within the twenty-five (25) permitted units/spaces.

ADDITIONAL ANALYSIS

During the feasibility and technical review portion of the application process, in addition to Town staff comments, the applicant also received several comments from outside entities including ADOT and Yavapai County Yavapai County Development Services. ADOT notified the applicant that needed to apply for an encroachment permit since the property had changed ownership. ADOT staff was indicated that Primrose driveway needed to be up to standard and ADA compliant. By the time of writing this report, the applicant has not come to a resolution regarding the improvement of their existing driveway.

Yavapai Environmental Health Specialist indicated that the parcel is approved for 2200 GPD (Gallons Per Day) on two separate systems. He noted that an addition of 8 more RV spaces to the property would bring the water flows up to 3000 GPD which would require engineering for the design. The systems will need to be brought up to current rule in order to support 8 additional RV spaces.

Staff suggest that no permits be issued for the 8 additional RV spaces until applicant resolves all issues regarding ADOT and Yavapai County requirements.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of the a Conditional Use Permit (CUP) to allow a 22-unit RV Park with the following conditions:

- 1) An Encroachment Permit will be submitted to ADOT.
- 2) Drive-way will be brought up to ADOT's current standards.
- 3) Septic system will be upgraded to support 8 additional RV spaces.
- 4) Fencing to the northwest portion of the property will be extended to serve as a buffer between adjacent properties.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request for a Conditional Use Permit for a property located approximately ¼ mile north of the northeast corner of West Road 2 North and State Route 89 intersection at 1304 North State Route 89. This CUP allow a 22-unit RV Park with the following conditions:

- 1) An Encroachment Permit will be submitted to ADOT.
- 2) Drive-way will be brought up to ADOT's current standards.
- 3) Septic system will be upgraded to support 8 additional RV spaces.
- 4) Fencing to the northwest portion of the property will be extended to serve as a buffer between adjacent properties.

Chairman: Do we have a second?

Commissioner: I'll second

Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)

Planning and Zoning Commission Regular

6.b.

Meeting Date: 12/05/2017

Olsens Grain Electrical Sign (CUP) Conditional Use Permit

CASE DESCRIPTION:

Consideration and possible action regarding an application from Olsen's Grain for a Conditional Use Permit in order to install an electrical information sign for a property located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89, and defined as APN 306-29-029C. (Alex Lerma, Associate Planner)

LOCATION:

Located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89.

FACTS:

1. Applicant: Bryan Wieweck
2. Owner: Olsen/ Sischka Inv. Chino Valley LLC
3. Parcel Number: 306-29-029C
4. Site Area: 9.88 acres (430,373 sq. ft.)
5. Existing zoning: CL/AR-5 (Commercial Light/Agricultural Residential- 5 Acre Minimum)
6. Intended Use: Electrical Sign

ANALYSIS:

See attached Staff Report

SITE PLAN

See attached Staff Report

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a Conditional Use Permit (CUP) for the proposed electrical display for Olsen's Grain, subject to the following conditions:

- 1) The electronic sign will not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds.
 - 2) In the event the sign receives community complaints due to excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Service Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
 - 3) That information displayed on the electronic sign shall be exclusive to the property's activities and events.
-

Attachments

Olsens Grain Sign Proposal

Olsens Grain Site Plan

Olsens Grain Staff Report



Manufacture and install double sided pylon sign with LED illuminated cabinet. Faces in 3/16" white acrylic with graphics cut in 3M premium 230-49 burgundy and 230-36 blue. Address numbers routed in 1/4" aluminum and flush mounted to shroud. LED reader panels in 16mm hi resolution RGB with wireless communication.



Prescott's Only Full Service Sign Shop
AZ. Licensed Contractor # 070010

Office 928.445.6995
Fax 928.776.4429

www.absignco.com

691 North 6th street
Prescott, AZ 86301

COMPANY: Olsen's

CLIENT: Dan Olsen

PHONE: 713-2428

APPROVAL:

CELL:

EMAIL: danolsen@cablone.net

FILE: Olsens Chino Valley

Origin
DATE: 3-14-17

Revise
DATE: 8-29-17

DATE:

Design by SP

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Legend

- City Boundaries
 - Cottonwood
 - Peoria
 - Prescott
 - Sedona
 - Camp Verde
 - Chino Valley
 - Clarkdale
 - Dewey-Humboldt
 - Jerome
 - Prescott Valley
 - Wickenburg
 - County Boundary
 - Counties
 - Parcels
 - Major Roads
 - Interstate
 - State Highways
 - Major Roads
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- Legend truncated...

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 10.9.2017





PLANNING AND ZONING COMMISSION STAFF REPORT

APPLICATION SUMMARY

File Number: C17-00004

Assessor's Parcel Number: 306-29-029C

Site Location: Located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89.

Property Owner: Olsen/ Sischka Inv. Chino Valley LLC

Applicant: A & B Signs Co. Inc. (Bryan Wieweck)

Request: Request for a Conditional Use Permit (CUP) to allow the use of a digital/electrical sign on the Olsen's Grain property.

SITE DATA

Existing Zoning	CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum)
Lot Size	9.88 acres (approximately 430,373 sq. ft.)
Subdivision	N/A
General Plan Land Use Designation	Commercial/ Multi-Family Residential
Existing Land Use	Commercial

BACKGROUND

SITE DESCRIPTION

The subject property is located approximately 860 feet north of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89. The property is currently zoned CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The parcel is identified with a Land Use Designation of Commercial/ Multi-Family Residential under the Town of Chino Valley General Plan Potential Land Use Map. Currently the property is being used for commercial purposes. **See Figure 1.**

PROJECT DESCRIPTION

Olsen's Grain and Feed Inc. is a local retail supplier of pet, livestock, and wild bird feed. Olsen's Grain has been serving the local public here in Chino Valley since 1979. With a centralized location in town and its close proximity to State Route 89, Olsen's Grain would like to replace its existing commercial sign with a

freestanding monument sign with a digital display. The double-sided digital display portion will be approximately 21.3 sq. ft. (74" X 42") and the LED reader panels will be in 16mm hi-resolution RGB (red-green-blue) with wireless communication. The display will advertise different sponsored community events as well as advertising specials and other information for Olsen's Grain. The electronic information centers will have a light sensor built in to them to automatically dim as the ambient light decreases. The new free standing monument sign will be located at least 6 feet from property line and will conform to the development standards set forth by the Commercial Light zoning district. **See Figure 2a and Figure 2b.**



APPLICABLE STATUTES/ ORDINANCES

4.21.3 GENERAL SIGN REGULATIONS

- A. The regulations, requirements, and provisions set forth in this Chapter shall apply to all signs erected, placed, or constructed within the Town.
- B. All signs shall be structurally designed, constructed, erected, and maintained in conformance with all applicable Technical Codes and regulations.
- C. Signs shall not be constructed or located in a manner that interferes with pedestrian or vehicular travel, obstructs free and clear vision of traffic, poses a hazard to either pedestrians or vehicles, or in such a manner to confuse, distract, or interfere with traffic and/or pedestrians.
- D. Signs shall be located a minimum of six feet (6') from property lines.
- E. All signs and sign structures, conforming and non-conforming, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the Zoning Administrator or his/her designee.
- F. All illuminated signs shall comply with Section [4.24](#) Outdoor Lighting including, but not limited to, Subsection 4.24.4 General Requirements, Subsection (P).
- G. A non-commercial sign may be located in any location that a commercial sign is permitted and shall comply with the regulations set forth in this Chapter for that location.

4.21.5 SIGN STANDARDS

B. Freestanding Signs

USE	ZONING DISTRICT	MAXIMUM AREA	MAXIMUM HEIGHT	STANDARDS
Shopping Centers or Commercial Centers	CL, CH, I, PL and OS	See Speed Limit Table 4.21.5.B-2		One sign may be permitted for every 500 ft. of street frontage; Maximum of 2 signs per street frontage. Individual buildings within the development and/or the PAD sites within the commercial center shall not be considered as separate developments for signage purposes. May be illuminated.

Speed Limit Table 4.21.5.B-2	
Speed Limit of Adjacent Roadway	
	> 35 MPH
Maximum Area	96 sq. ft.
Maximum Height	12 ft.

C. Electronic Signs

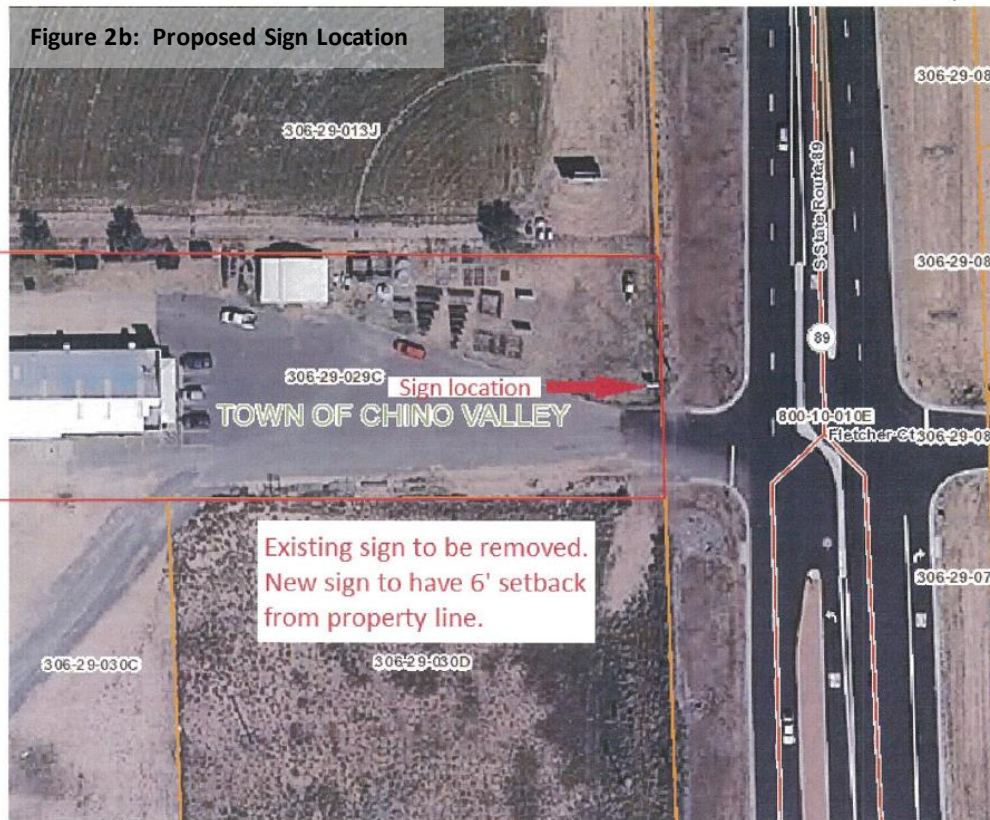
Uses	Zoning District	Maximum Area	Maximum Height	Standards
	CL, CH, I, PL, and OS	Electronic Signs: Per Use Permit	Electronic Signs: Per Use Permit	Electronic Signs: As conditioned in Use Permit.
	CL, CH, I, PL, and OS	Reader Panel Signs: 32 sq. ft.	Reader Panel Signs: 14 feet	8 foot minimum height to bottom of sign panel.

Figure 2a: Proposed New Sign



Manufacture and install double sided pylon sign with LED illuminated cabinet. Faces in 3/16" white acrylic with graphics cut in 3M premium 230-49 burgundy and 230-36 blue. Address numbers routed in 1/4" aluminum and flush mounted to shroud. LED reader panels in 16mm hi resolution RGB with wireless communication.

Figure 2b: Proposed Sign Location



Legend

- City Boundaries
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Legend truncated...



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Map printed on: 10.9.2017

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area is predominantly made up of low density single family residences and commercial properties. The properties directly north are zoned CL/AR-5 (Commercial Light/Agricultural Residential- 5 Acre Minimum) and AR-5 (Agricultural Residential- 5 Acre Minimum). To the west, properties are zoned AR-5 (Agricultural Residential-5 acres minimum). Directly south, properties are zoned AR-5 (Agricultural Residential-5 Acre Minimum) and CL (Commercial Light). To the east of the subject parcel, properties are zoned CL (Commercial Light).

PUBLIC REVIEW & HEARING PROCESS

The applicant notified all property owners within a 300' radius by letter and signage was placed on the property notifying the general public of a neighborhood meeting in order to discuss the applicant's intentions to rezone. The neighborhood meeting was held on November 6, 2017. At said meeting, there was one property owner who attended said meeting. The property owner had no issues with the proposed electronic sign.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The current CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum), with its commercial component, is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a Commercial/Multi-Family Residential Land Use. The property has been used for the same commercial purpose since 1979 and will continue to do so in the near future.

CONSISTANCY WITH THE ZONING ORDINANCE

The parcels current zoning district of CL/AR-5 (Commercial Light/ Agricultural Residential- 5 Acre Minimum) is referred to as a blended district and is not clearly defined in the Town of Chino Unified Development Ordinance. Historically the property has been used as commercial property and therefore has abide by the development standards set forth by the Commercial Light zoning district. The purpose of the Commercial Light district is:

"to provide for neighborhood amenity and some general commercial uses. Land use is composed chiefly of retail and service businesses, offices, and apartments, together with necessary accessory uses."

The existing business use is already permitted within the Commercial Light district. The proposed sign is also an allowable use, subject to CUP approval.

TRAFFIC HAZARD OR CONGESTION:

The lighting of the sign will make the sign more visible to traffic. A concern with electronic/digital display is the fact that the message changes every few seconds and has the potential to distract motorists. The Town's sign regulations do not dictate requirements regarding a time frame between the changing of messages in an effort to minimize the potential for distraction. The applicant has indicated that the electronic information center will use a light sensor built in to automatically dim as the ambient light decreases.

Arizona Revised Statutes §§ 28-7901, 28-7902, and 28-7903 relate to the regulation and control of electronic outdoor advertising located along Arizona highways. Section 28-9702E1 states that electrical outdoor advertising signs must not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds. Since this sign will be located on SR-89, staff has proposed matching this criteria in the conditions of approval for the CUP.

ON-PREMISE VS OFF-PREMISE SIGNS:

Signs abutting ADOT right of way are either categorized as On-Premise or Off-Premise signs. ADOT defines an On-Premise as a “sign that is located on the premises of the activity that the sign advertises. The premises is defined as “that land that is actually used and integral to the activity. If the sign advertises only the activity on the premises, it is exempt from the State’s requirements for size, location, and spacing and does not need an Arizona Outdoor Advertising Permit.”

Furthermore ADOT defines an Off-Premise Sign as “signs that are located on premises other than where the activity, service or production that the sign advertises is located. The State’s regulations control the size, location, spacing, and lighting of billboards that are along the regulated highways. An Arizona Outdoor Advertising Permit is required before erecting or maintaining a billboard along a regulated highway. This is in addition to any permit that is required by the local governing jurisdiction.”

The information displayed on the proposed Olsen’s Grain electronic sign will need to stay exclusive to the property and its activities to be considered an On-Premise sign. This means that if Olsen’s Grain wants to advertise sponsored community events, those events will need to be conducted on site, along with product specials and other information. If in the future Olsen’s Grain wishes to display information not related to the site itself, ADOT will consider it a billboard and an Off-Premise Sign.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward to Town Council approval of a conditional use permit for the proposed electrical display for Olsen’s Grain, subject to the following conditions:

- 1) The electronic sign will not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds.
- 2) In the event the sign receives community complaints due to excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
- 3) That information displayed on the electronic sign shall be exclusive to the property’s activities and events.

Parliamentary Procedure

Chairman: I would entertain a motion

Commissioner: I move to recommend approval to Town Council of this request for of a conditional use permit for the proposed electrical display for parcel 306-29-029C, located approximately 860 feet north

of the northeast corner of West Road 1 North and State Route 89 at 334 South State Route 89 subject to the following conditions:

- 1) The electronic sign will not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds.
- 2) In the event the sign receives community complaints due to excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare are reduced to satisfactory levels.
- 3) That information displayed on the electronic sign shall be exclusive to the property's activities and events.

Chairman: Do we have a second?

Commissioner: I'll second

Chairman: All in favor

Commission: Aye (or nay)

Chairman: Anybody opposed?

Chairman: Motion is carried (or denied)