6:00 p.m. – Planning Commission Work Session Meeting *(City Offices)*
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

**Planning Commission Work Session Items** - Planning Commission Training

- 2018 legislative update review and discussion

6:30 p.m. – Planning Commission Meeting *(Council Chambers)*

A. **Welcome & Roll Call**
B. **Open Communications**
   (This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)
C. **Presentations and Reports**
D. **Consent Items**
   1. **Consideration of Meeting Minutes from:**
      January 9, 2018 Work Session
      January 9, 2018 Regular Meeting
E. **Action Items**
   1. **Consideration of conditional use permit approval for electronic sign request for McDonald’s, 909 West Riverdale Road, Riverdale, Utah 84405.**
      *Requested by: Hometown Builders – Travis Johnson*
F. **Discretionary Items**
G. **Adjournment**

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

**Certificate of Posting**
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 23rd day of February, 2018 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at [http://www.riverdalesity.com/](http://www.riverdalesity.com/) 3) the Public Notice Website: [http://www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: F

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION:

a. January 9, 2018 Planning Commission Work Session

b. January 9, 2018 Planning Commission Regular Meeting

BACK TO AGENDA
Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
David Gailey, Commissioner
Lori Fleming, Commissioner
Kathy Eskelsen, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Others Present: None

The Planning Commission Work Session meeting began at 6:01 p.m. Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance.

Presentations and Reports: Chairman Hilton turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Floor and Décor moving forward in construction
- Town Square Building E has been completed
- Coleman Farms has a new owner and appears to be moving forward
- Best Realty is moving into the old Johnny’s Dairy building

Consent Items:

Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the December 12, 2017 meeting. There were no corrections requested.

Chairman Hilton asked for any discussion regarding the proposed 2018 annual meeting schedule and there were no comments.

Action Items:

Chairman Hilton invited discussion regarding the first action item, consideration of recommendation to the City Council for Final Site Plan and Plat approval of Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC and the RDA of Riverdale City. Mr. Eggett summarized the executive summary and invited questions.

There was a discussion regarding the entrances to the business with relation to Riverdale Road in conjunction with the rules of the Utah Department of Transportation (UDOT).

There was a discussion regarding the landscaping plans with concerns expressed regarding weed maintenance.

There was a discussion regarding trash collection and Mr. Eggett explained per his discussion with the applicant the placement was done strategically with regard to noise, and business peak hours.

Chairman Hilton invited discussion regarding the second action item, consideration to approve a Conditional Use Permit approval for a restaurant/café and food production use request in a Community Commercial (C-2) zone for property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC. Mr. Eggett summarized the executive summary and invited questions. There were no questions regarding this item.

Chairman Hilton invited discussion regarding the third action item, voting consideration to select the Planning Commission Chair Member and Vice Chair Member. Mr. Eggett explained the election process and invited questions.

There was a discussion regarding the median located on Riverdale Road in front of Pep Boys and the anticipated Krispy Kreme with an emphasis on rules established by UDOT for entrances onto Riverdale Road.

Discretionary Items:

There was a discussion regarding low density housing in relation to the upcoming legislative session with an anticipated house bill being proposed. Mr. Eggett discussed the existing dynamics of Riverdale in relation to housing.
Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:30 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 9, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Eric Malmberg, engineer for Krispy Kreme

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
- Floor and Décor moving forward in construction
- Town Square Building E has been completed
- Coleman Farms has a new owner and appears to be moving forward
- Best Realty is moving into the old Johnny’s Dairy building

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on December 12, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the December 12, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration to approve the annual 2018 Planning Commission meeting schedule.

There was no discussion regarding this item.

MOTION: Commissioner Boatright moved to approve consent items as proposed.
Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of approval.

E. Action Items

1. Consideration of recommendation to the City Council for Final Site Plan and Plat approval of Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC and the RDA of Riverdale City.

Mr. Eggett summarized an executive summary which explained:

Grand Slam Venture, as represented by Eric Malmberg/Jeff Randall, have applied for a Final Site Plan and Subdivision Plat of a Krispy Kreme restaurant/cafe located at approximately 4212 South Riverdale Road in a Community Commercial (C-2) zone. This site plan and plat is being proposed for development on property that is within the Riverdale Road RDA area and currently owned by Grand Slam Ventures (GSV). A public hearing is not required to consider this final site plan and plat proposal. On November 28, 2017, the preliminary site plan and plat for this GSV project was approved by the Planning Commission.
Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan and Subdivision Plat review is regulated under City Code 10-21 “Subdivisions”, 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Community Commercial Zones (C-2)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and 10-16 “Sign Regulations”.

The proposed development parcel is located on the northeast corner of 500 West and Riverdale Road on property currently owned by Grand Slam Ventures, LLC. The property is in a C-2 zone and all uses listed in this zone are considered conditional and, therefore, would require the Planning Commission to consider a conditional use permit review before the proposal could advance to the City Council (which is on the agenda following this agenda item). Per the applicant, the desired uses are restaurant/café and food production.

Attached with this executive summary is a document entitled “Final Site Plan and Plat Review – Riverdale Krispy Kreme Riverdale (Riverdale Landing Phase I Subdivision)”; this is a supplementary document representing a continued review of listed items found on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, the Building Official, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

On January 3, 2018, the Design Review Committee reviewed and discussed the architectural building design/colors, landscaping, and signage, which thereafter became approved design elements for this site. All site signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage.

It was noted the applicant is attempting to coordinate with UDOT (Utah Department of Transportation) potential egress and ingress access points onto Riverdale Road. Negotiations are still in progress.

There was a discussion regarding the location of the dumpster and Mr. Malmberg explained the trash would be picked up twice a week, and Krispy Kreme will work with the property owner to schedule times around the business peak hours to mitigate interruption in traffic flow.

Commissioner Boatright stated he liked the landscaping, but expressed concern regarding the upkeep and future maintenance of said landscape.

Chairman Hilton asked the applicant if he could meet the City Ordinances and asked if the applicant understood all outstanding items, and Mr. Malmberg confirmed on both questions.

Mr. Eggett encouraged Mr. Malmberg to contact the Public Works Director, Shawn Douglas, to ensure all outstanding items are addressed before Krispy Kreme appears before the City Council.

MOTION: Commissioner Wingfield moved to forward a favorable recommendation to the City Council regarding the Final Site Plan and Plat approval of Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC and the RDA of Riverdale City, subject to the Riverdale City Municipal Code and all outstanding items being addressed. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Boatright, Eskelsen, Fleming, Wingfield and Jones all voted unanimously in favor.

2. Consideration to approve a Conditional Use Permit approval for a restaurant/café and food production use request in a Community Commercial (C-2) zone for property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC.

Mr. Eggett summarized an executive summary which explained:

Mr. Malmberg has filed for a conditional use permit, on behalf of Grand Slam Ventures, LLC, to request a conditional use for Krispy Kreme restaurant/café and food production site located at approximately 4212 South Riverdale Road. This property is located in a Community Commercial (C-2) zone and is owned by Grand Slam Ventures, LLC. Within the C-2 zone matrix, both “restaurant, with drive-in” and “café or cafeteria” are established as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-2 zone. Previously this location was being utilized as a restaurant and open space. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or...
Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10A “Commercial Zones (C-1, C-2, C-3)” and 10-19 “Conditional Uses”.

The Krispy Kreme site plan and plat are also before the Planning Commission for review and recommendation consideration. Potentially applicable items of concern and discussion have been provided in the review documents associated with those processes. The applicant has also provided drawings and renderings of the exterior and interior of the building planned for the site. Additionally, a landscaping plan and lighting plan has been provided for review by the Planning Commission. The applicant has made effort to minimize lighting impacts to neighboring properties from this site and has designed a landscape plan that is planned to enhance the site location.

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please refer to City Code 10-10A):

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and

F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

General Plan Guidance (Section Reference)

The General Plan has this area listed for Planned Commercial – High uses.

There was a discussion regarding the residential areas surrounding the property with an emphasis on mitigating the impact of this business on the residents. Mr. Malmberg explained there will be pedestrian access points to allow safer restaurant access. Mr. Malmberg further explained Krispy Kreme will be sensitive to the residents in regard to the lighting plans.

There was a brief discussion regarding the delivery trucks and it was noted the trucks used to deliver the donuts to various businesses will not be semi vehicles, and are scheduled very early in the morning so as to not impede traffic.

MOTION: Commissioner Boatright moved to approve the Conditional Use Permit approval for a restaurant/café and food production use requested in a Community Commercial (C-2) zone for property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Gailey, Boatright, Eskelsen, Fleming, Wingfield, Jones and Hilton all voted unanimously in favor.

3. Voting consideration to select the Planning Commission Chair Member and Vice Chair Member.

Mr. Eggett explained the process to select a Chair and Vice-Chair for the Planning Commission. Each nomination would need to be a separate motion.

MOTION: Commissioner Fleming moved to nominate Commissioner Boatright as the Planning Commission Chair. Commissioner Jones seconded the motion.
There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Eskelsen, Fleming, Wingfield, Jones, Hilton, Gailey and Boatright all voted unanimously in favor of the nomination.

**MOTION:** Commissioner Fleming moved to nominate Commissioner Wingfield as the Planning Commission Vice-Chair. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Fleming, Wingfield, Jones, Hilton, Gailey, Boatright and Eskelsen all voted unanimously in favor of the nomination.

Mr. Eggett explained these nominations would be ratified at the next City Council Meeting.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 7:04 p.m.

________________________________________________________________________

Steve Hilton                        Jackie Manning
Planning Commission Chair          City Recorder

Date Approved:__________________
RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 27, 2018

AGENDA ITEM: E1

SUBJECT: Consideration of conditional use permit approval for electronic sign request for McDonald’s, 909 West Riverdale Road, Riverdale, Utah 84405.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve.

INFORMATION:

a. Executive Summary
b. Application
c. Menu Signage
d. Digital Signage

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 2-27-2018

Petitioner: Hometown Builders on behalf of McDonald's Restaurants,
Represented by Travis Johnson

Summary of Proposed Action

Hometown Builders, on behalf of McDonald's Restaurant Group, has filed for a conditional use permit as required by 10-16-10(B.) of the Riverdale City Code, to install replacement electronic messaging menu boards on the McDonald's restaurant location at 909 West Riverdale Road. The Riverdale McDonald's site is located within a C-3 zone. Per City Code, McDonald's 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 signs. 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 conversion of McDonald's electronic sign messaging boards.

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 McDonald's with project representatives associated with these menu board transitions. Currently, the menu boards are static menu signs at the 909 West Riverdale Road site and this would be a slight change to this location of the City. For discussion purposes, included are supplementary documents regarding this request which includes the sign permit application and conditional use application, proposed locations and sign imagery, and a description of the proposed electronic menu board signage and lumens impacts.

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

<table>
<thead>
<tr>
<th>Sign Size (Square Feet)</th>
<th>Distance From Source</th>
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<tbody>
<tr>
<td>0 - 100</td>
<td>100 feet</td>
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<tr>
<td>101 - 300</td>
<td>150 feet</td>
</tr>
</tbody>
</table>

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 conversion of McDonald's electronic sign messaging boards, as presented in the attached documentation.

**General Plan Guidance (Section Reference)**

The General Plan land use for this site is Planned Commercial - High

**Legal Comments - City Attorney**

<table>
<thead>
<tr>
<th>Steve Brooks</th>
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</thead>
<tbody>
<tr>
<td>Steve Brooks</td>
</tr>
<tr>
<td>City Attorney</td>
</tr>
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</table>

**Administrative Comments - City Administrator**

<table>
<thead>
<tr>
<th>Rodger Worthen</th>
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</thead>
<tbody>
<tr>
<td>Rodger Worthen</td>
</tr>
<tr>
<td>City Administrator</td>
</tr>
</tbody>
</table>

Signatures were added electronically. There were no comments regarding this item.
SIGN PERMIT APPLICATION
RIVERDALE CITY

DATE: 1-31-18  DATE WORK STARTS:  PERMIT NO: 

SITE ADDRESS: 909 W. RIVERDALE UT.  ZONE: C-3 

NAME OF BUSINESS: McDonald's 

SIGN CONTRACTOR (NAME & ADDRESS): Hometown Builders 

CONTACT NAME: Travis Johnson 

PHONE: [Redacted]  STATE LICENSE NO: [Redacted] 

TYPE OF SIGN (explain if repair, addition, move, face change, etc.)

Addition 

TYPE OF CONSTRUCTION: Install digital menu boards 

COMMENTS: 

CONTRACTOR'S SIGNATURE: 

VALUATION: $8,500.00  BUILDING FEE: $ 

DATE PAID:  STATE 1%: $ 

RECEIPT #:  TOTAL: $ 

APPROVED BY: 

Community Development
4600 S. Weber River Drive
Riverdale, Utah 84405
801.394.5541 ext 1240
CON cDIONAL USE PERMIT
APPLICATION

DATE: 1/31/18
ADDRESS OF SITE: 909 W. Riverdale Rd.
APPLICANT'S NAME: [Redacted]
ADDRESS: [Redacted]
PHONE NUMBER: [Redacted]

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

✓ SITE PLAN RECEIVED ✓ BUILDING PLANS RECEIVED

Present Zoning of the Property: COMMERCIAL
Present Use of the Property: RESTAURANT
Acreage of the Property: 0.93
Width of Property on the Street: 179.58'
Proposed Conditional Use of Property: RESTAURANT

SIGNED: [Signature] DATE: 1/31/18

I authorize TRAVIS JOHNSON to act as my representative in all matters relating to this application.

OWNER [Signature] AGENT AS AUTHORIZED BY OWNER [Signature]

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:
DATE: 2/27/2018
SIGNATURE OF CHAIRPERSON: [Signature] DATE: [Signature]

PLANNING COMMISSION PUBLIC HEARING:
DATE: N/A
SIGNATURE OF CHAIRPERSON: [Signature] DATE: [Signature]

Fee $50.00 Date Paid: 1/31/2018 Receipt No. 71894623PT
Xpress Bill Pay - Payment Processing

---

**Transaction detail for payment to Riverdale City.**

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<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
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<td>Sundry Revenues</td>
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<td>$50.00</td>
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**TOTAL:** $50.00

Billing Information

TRAVIS L JOHNSON
Riverdale, UT 84405

Transaction taken by: cjacobson
Any message, any weather, any environment.

**OHF Series Outdoor Signage**

Even on the brightest, hottest days of summer and the rainiest, snowiest days of winter, your message will come through clear and bright. The Samsung OHF Series outdoor signage solution is a completely integrated, self-contained ultra-slim display with an embedded power box housed in an impact-resistant enclosure and thermally protected by a patent-pending steady cooling system. With technologies and design features that deliver reliable 24/7 performance, they’re ideal for impactful information delivery. No matter where you want to deliver it.

**Key Features**

- **A Complete, All-in-One Outdoor Signage Solution**
  The OHF Series features an ultra-slim 85mm Samsung panel with embedded power box housed in a thin, durable and impact-resistant enclosure that's built to withstand harsh weather and vandalism. All that's required is a simple metal enclosure or optional stand.

- **High Visibility and Brightness Make Messages Easy to See**
  High 2,500-nit brightness, an auto brightness sensor that optimizes brightness, and 5,000:1 contrast ratio (3,000:1 for 85" display) work together to deliver easily seen messages even in direct sunlight. Innovative anti-reflective Magic Glass helps cut glare, and Samsung's circular polarizing technology allows content to be easily viewed even while wearing polarized sunglasses.

- **Reliable in the Harshest Environments, 24/7**
  Samsung OHF Series displays employ a patent-pending steady cooling system with heat exchanger that allows them to withstand extreme temperatures of -22°F to 122°F without requiring a supplemental heating or cooling system. They're also IP56-certified, to withstand wind-driven dust, hose-driven water, rain, sleet, snow and corrosion.

- **Designed for Durability**
  For greater peace of mind, the OHF Series is built to withstand abuse. The 5mm (0.19") tempered Magic Glass features IK10-certified durability. In addition, a gap between the Magic Glass and the LCD panel is designed to protect the panel from impacts to the Magic Glass.

- **Easy Content Management**
  The easy-to-integrate content management platform features an integrated SoC media player, HDBase-T connection, Samsung's cloud-based 4th Generation Smart Signage Platform, and MagicInfo Solutions.

- **Lower Total Cost of Ownership (TCO)**
  With an embedded network hub and Wi-Fi functionality, there's no need to purchase a router when linking displays. The filter-less advanced cooling system is easy to manage, and the reliable housing means you don't have to worry about damage from heat, cold or water.

Contact Us: samsung.com/b2bdigitalsignage
## Samsung OHF Series Displays

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<th>OH46F</th>
<th>OH55F</th>
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<td>24/7</td>
<td>24/7</td>
<td>24/7</td>
</tr>
</tbody>
</table>

### Connectivity

<table>
<thead>
<tr>
<th>Input</th>
<th>HDMI 1.4 (2), HDMI E 1.4 (2), HDMI E 2.0 (1), USB 2.0 (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Output</td>
<td>HDMI 1.4 (2), HDMI E 1.4 (2), HDMI E 2.0 (1), USB 2.0 (1)</td>
</tr>
</tbody>
</table>

### Power

<table>
<thead>
<tr>
<th>Type</th>
<th>Internal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power Supply</td>
<td>AC 100 - 240 V, 50/60 Hz</td>
</tr>
<tr>
<td>Power Consumption Max [W/1h]</td>
<td>668</td>
</tr>
<tr>
<td>Power Consumption Typical [W/1h]</td>
<td>440</td>
</tr>
<tr>
<td>Sleep Mode</td>
<td>&lt; 0.5W</td>
</tr>
<tr>
<td>Off Mode</td>
<td>&lt; 0.5W</td>
</tr>
</tbody>
</table>

### Weight

| Set (with Cable) | 62.09" x 24.55" x 3.35" |
| Package (with Cable) | 49.57" x 28.07" x 7.60" |

### Mechanical Spec

| Mounting Hole | 36.97" x 26.94" (Basic) 1000 x 400 (VESA Bracket Option) |
| Protection Glass | Yes (ST Tempered Glass) |
| Bezel Width (mm) | 24.9 / 24.9 / 24.9 mm |

### Environmental Condition

| Operating Temperature | -10°C to 50°C (-14°F to 122°F) |
| Operating Humidity | 10% - 80% |

### Features

<table>
<thead>
<tr>
<th>Processor</th>
<th>Cortex-A12 Tegra Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (375GB Occupied by GPU), 4.25GB Available, Team 2.44GB, USB 2.0</th>
</tr>
</thead>
</table>

### Connectivity

1. RS232C In Out
2. Anynet Out
3. USB
4. RJ45 (LAN Out)
5. HDBT (LAN In)
6. HDMI In 1
7. HDMI In 2

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1*Y*K rating refers to the degree of resistance against external impacts on a scale of 0 to 10, where 10 indicates the highest level of protection.
O2 ODMB Overview

- Proven & deployed design with 4000 + installations globally
- Latest Samsung OHF Full outdoor screen technology
- Fully tested & deployed in extreme weather environments
- Innovative mounting solution to suit multiple screen sizes & formats
- Modular main structure enabling future screen upgrades & reduced operator investment
- Modular aluminium panelling enabling fast assembly & low cost replacement
- Ease of installation with crane in or manual person assembly
- Optional glass cover available for additional screen protection
- UL certified complete solution & Samsung certified enclosure
- US warehousing in Seattle, Los Angeles, Norfolk & Memphis guaranteeing assured supply
- Failure Rate of 0.86% across 4,297 units deployed – Failures fully rectified in new OHF screen series
The previous Drive Thru Branding Elements consist of FP-43 & OPO Menu Boards with plastic inserts for the menu.

The Digital Menu Board Strategy Team incorporates digital boards into the menu and Pre-Browse boards.
DT BRANDING MENU BRD. COMPONENTS

Previous Standard
Presell (Static) 11 Sq. Ft.- Display Area
OPO Menu Board (Static) 42 Sq. Ft- Display Area

ODMB Ordering/ Deployment
Modernized & MRP Restaurants
Market-assigned Integrator will order ODMB & Pre-Browse

Non-Modernized
Owner/ Operator will order ODMB & Pre-Browse

ODMB/ Screen Spec Sheet Posted on AccessMcD/ EOTF Homepage & Smartsheets/ USD Design Library/ EOTF/ ODMB

Front Back Front Back

Outdoor DMB- Coates O2 Digital Pre-Browse- Coates O2

27.4 Sq. Ft. Display Area (2) 55” Screens- either manufacturer
13.7 Sq. Ft. Display Area (1) 55” Screen- either manufacturer

5’-0” High Top of Board Height (Option)

Standard Unit - 71.6” High (Unit can be adjusted to 69.6” or 67.5” upon request)

Special Order Unit - 59.8” High (Available when required by a local jurisdiction)

Special Order Unit- Additional Protective Cover
Unit has an additional cover with protective glass 1” above the existing Samsung screen

Protective Cover (Option- additional cost to O/O)

Coates Enclosure
Samsung Screen
**Integrated COD Process**

From

- Springboard w/ COD
- Outdoor Digital Menu Board w/o Integrated COD

To

- Springboard w/ COD
- Outdoor Digital Menu Board w/ Integrated COD

**Integrated COD** is currently in test, and a national solution will be available by end of the year (2017)

**DT Canopy Shroud**

- Provided by Signage Manufacturer's (Everbrite/ Persona)

- Springboard w/ COD adding the COD shroud
- Overhead Canopy w/ COD adding the COD shroud

Persona and Everbrite have installation instructions both on AccessMcD & Smartsheets.

Persona & Everbrite DT Canopy Shroud Order Websites are currently in development, and should be available early October 2017.
Design Theory for Digital DT Branding:
Digital Retailing in the Drive Thru is a new experience for McDonald’s. Both the Pre-Browse and Outdoor DMBs create a more “individualized” and heightened experience for the customer.

Pre-Browse Placement Principles:
- “Pre-Browse” replaces the term “Pre-Sell” as the DT Retailing moves into digital since this board is no longer just POP, but assists the customer with a partial menu in their decision making and thus less stressful for the customer as they place their order
- Pre-Browse should be 100% visible by the second car (third car for tandem)

Outdoor DMB Placement Principles:
- ODMB should be 100% visible by the first car
DESIGN 6 PANEL SOLUTION

- New Foundations and Conduits
- 6 Panel solution (Two sets of double Panel ODMBs and Two single panel Pre-Browse)
- Pre-Browse board: visible from 2nd Car
OPO Outdoor Menu Board

**Illumination:** LED

**Electrical:**
- First Circuit: 120/1/60, 15 amp
- Second Circuit: 120/1/60, 15 amp

**Ship Weight:** 1,313 lbs.

**Other:**
- Please call IMS for graphics, 800-937-7671
- Triangular design for increased graphic options
- Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.
Coates ODMB
Double screen unit

Area of display

Area of display

[681.40] 26.8

[1210.60] 47.7

[681.40] 26.8

[1210.60] 47.7
Coates ODMB

Power draw

Max potential draw 5.7A @110V

Max potential draw 9.8A @110V

UL48 Electric sign
Display specification

Samsung 55OHF

Diagonal Size 55"
Brightness 2500 NIT
Weight 52.6 Kg [118.2 lbs]
Mechanical Specification
Glass 5T Tempered Glass
Bezel Width 24.9mm [0.98”]
Operation -40°C ~ 50°C [-40 F ~ 122 F]
Temperature
Certification UL : CUL60950-1 (GO)
The units have inbuilt ambient light sensors.
These light sensors dim the brightness of the screen based on the light surrounding it.

The screens can dim from full brightness 2500nit (Fig1.) all the way down to 500nit to prevent excessive output (glare) in low light and night time environments.