

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 23, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Vice-Chair
David Gailey, Commissioner
Michael Roubinet, Commissioner
Kathy Eskelsen, Commissioner

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

Excused: Steve Hilton, Chairman
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

Visitors: None

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, with the exception of Chairman Hilton, Commissioner Fleming and Commissioner Wingfield. No members of the public were present.

B. Open Communications

There were no open communications.

C. Presentations and Reports

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

- T-Mobile completed a remodel.
- Maverik received their building permit
- Starbucks completed a remodel.
- Riverdale Business Park has been fully completed, with some minor infrastructure.
- The Planning Commission will review the final plan for H&P Investments on September 13, 2016.
- Denny's grand opening and ribbon cutting took place the prior Thursday.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on August 9, 2016.

Vice-Chair Jones asked for changes or corrections to the Planning Commission meeting minutes for August 9, 2016 Work Session and Regular Meeting. There were no corrections requested.

MOTION: Commissioner Roubinet moved to approve consent items meeting minutes as written.
Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of Conditional Use Permit for installation of a proposed Maverik electronic sign located at 899 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

YESCO Signs, on behalf of Maverik Inc., has filed for a conditional use permit to install an electronic on-premises pole sign for the new Riverdale Maverik location at 899 West Riverdale Road, as required by 10-16-10(B.) of the Riverdale City Code. The Riverdale Maverik site plan was recently approved by the City Council and is located within a C-3 zone. Per City Code, Maverik 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 Maverik 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 Maverik with YESCO representative Matt Wren regarding, specifically, the electronic numbering system that will be provided for changing fuel prices. Currently, there are no electronic signs at the 899 West Riverdale Road site and this would be a slight change to this location of the City. Matt Wren will be representing Maverik Inc'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 proposed placement of all other signs on the new Maverik building and is currently under review 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.

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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)

The applicant did not attend the meeting. Vice-Chair Jones recommended the dimming requirements be a part of the motion.

MOTION: Commissioner Eskelsen moved to approve Conditional Use Permit for installation of a proposed Maverik electronic sign located at 899 West Riverdale Road, Riverdale, Utah 84405, with the condition that all brightness/dimmer concerns be discussed with the applicant (by Mr. Eggett) to ensure full compliance with the Riverdale City Ordinance. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

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

F. Discretionary Items

Commissioner Gailey discussed storm drain grates that were covered with moss. He stated the grates are located near his home and the LDS church. Mr. Eggett will pass the information to the public works director.

G. Adjournment.

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

The meeting adjourned at 6:38 PM.

Blair Jones
Planning Commission Vice-Chair

Jackie Manning
City Recorder

Date Approved: **September 13, 2016**