

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 27, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Gary Boatright, Chairman Robert Wingfield, Vice-Chair Blair Jones, Commissioner David Gailey, Commissioner Kathy Eskelsen, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Steve Hilton, Commissioner Lori Fleming, Commissioner
Visitors:	Travis Johnson, HomeTown Builders – McDonalds Sign

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:33 p.m. Chairman Boatright welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Fleming and Commissioner Hilton.

B. Open Communications

There were no members of the public present for open communications.

C. Presentations and Reports

Chairman Boatright turned the time over to Mr. Eggett who reported the following:

- Wasatch Choice Vision Work Shop for Planning Commissioners 02/28/18 at South Ogden City Hall from 4:00 p.m. to 6:00 p.m.
- Lady Janes Haircuts is now open
- Floor and Décor will open mid-April
- Building permit for Krispy Kreme
- The median located in front of the business Pep Boys (4240 S. Riverdale Road) is in discussion for removal
- Greenhill Apartments forthcoming 3 lot subdivision
- Brook Haven office space building may expand and add an additional building
- 1050 West is anticipated to have road improvements by the Utah Department of Transportation (UDOT)
- Interstate 15 will be extending the carpool lane from Layton to Riverdale (4400 South)

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on January 9, 2018.

Chairman Boatright asked for changes or corrections to the Planning Commission meeting minutes for the January 9, 2018, Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: All voted in favor, the motion passed unanimously.

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.

Mr. Eggett summarized an executive summary which explained:

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

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.

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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)

General Plan Guidance (Section Reference)

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

Travis Johnson, with Hometown Builders, felt the new signage would be an improvement to the existing signage. There are 70 McDonald's that are having their signage updated.

There was a discussion regarding construction and Mr. Johnson explained the businesses would remain open during construction, as they would do one drive thru lane at a time. The total construction time is approximately four days in length.

MOTION: Commissioner Wingfield moved to approve the conditional use permit approval for the electronic sign request for McDonald's, 909 West Riverdale Road, Riverdale, Utah 84405; requested by Hometown Builders, Travis Johnson. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Wingfield, Jones, Gailey, Eskelsen, Boatright all voted in favor, the motion passed unanimously.

F. Discretionary Items

There was a brief discussion regarding the recently discussed conceptual plans for the soccer fields, with an emphasis on location clarification. Mr. Eggett briefly discussed the need for an additional pedestrian bridge if those soccer fields are developed.

G. Adjournment

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

The meeting adjourned at 6:43 p.m.

Gary Boatright
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **March 27, 2018**