



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JULY 22, 2014**

6:00 p.m. – Work Session (City Council Conference Room)

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 *Can Streets Be a Place?*

Presenter: Michael Eggett, Community Development Director

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

Community Development Report

D. Consent Items

1. Consideration of meeting minutes from:
July 8, 2014 Work Session
July 8, 2014 Planning Commission

E. Action Items

1. Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

Petitioner: Saunders Outdoor Advertising Representative

F. Discretionary Items

G. Adjournment

- The public is invited to attend all Planning Commission meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: Work Session Items

SUBJECT: Planning Commission training article
 ○ *Can Streets Be a Place?*

PETITIONER: Per Community Development Director desire this item will be placed on the agenda as a permanent and regular item.

ACTION REQUESTED BY PETITIONER: Training document review

INFORMATION: *Can Streets Be a Place?*

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Reports from the Editor

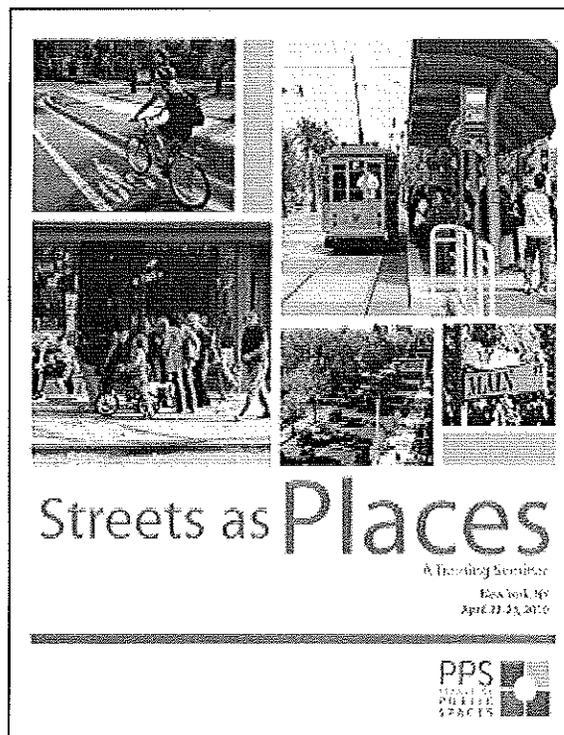
Can a Street Be a Place?

May 28th, 2010

This post's title is the question that was at the heart of a fascinating two-day workshop I attended in April. Sponsored by the [Project for Public Spaces](#), the workshop's description as covering "Streets as Places" intrigued me.

PPS Executive Vice President Kathy Madden told me to only come if I was also willing to be an active participant. Sounded like fun, and it was. Indeed, the PPS workshop centered around active interaction between the thirty or so attendees. ([Next week I'll talk about our group "walking audit" exercise.](#))

But why think about streets as places? First, streets constitute a surprisingly large amount of the land area within cities, often 30 percent or more. That's a lot of valuable real estate given over the cars and trucks. Second, what happens on streets directly affects what happens on sidewalks. Third, streets affect quality of life; something most all of us care about.



cover of PPS booklet

Here's some of what PPS has to say about streets: "While streets were once a place where we stopped for conversation and children played, they are now the exclusive domain of cars. Even where sidewalks are present along highways and high-speed streets, they feel inhospitable and out of place."

If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.

For planners and transportation engineers, dealing with streets has long focused on how to move traffic as efficiently and quickly as possible. Other concerns, if considered at all, were secondary. The not too surprising result of this philosophy, as those at PPS succinctly put it, is that "if you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places."

So how do you plan for streets that work as places where people are comfortable? Among the key things PPS recommends is:

- using traffic calming strategies, including curb extensions and better intersection design, “to slow down cars, provide more space for walking, and make streets safer to cross;”
- simplify circulation patterns for both motorists and pedestrians;
- give more emphasis to sidewalks and how they function; and
- strengthen the relationship of buildings and surrounding land uses to streets.

But there’s one even more overriding concept that PPS President Fred Kent pointed out right at the start of the workshop: “It’s not just the road and sidewalks, it’s the community. Streets are public spaces.”

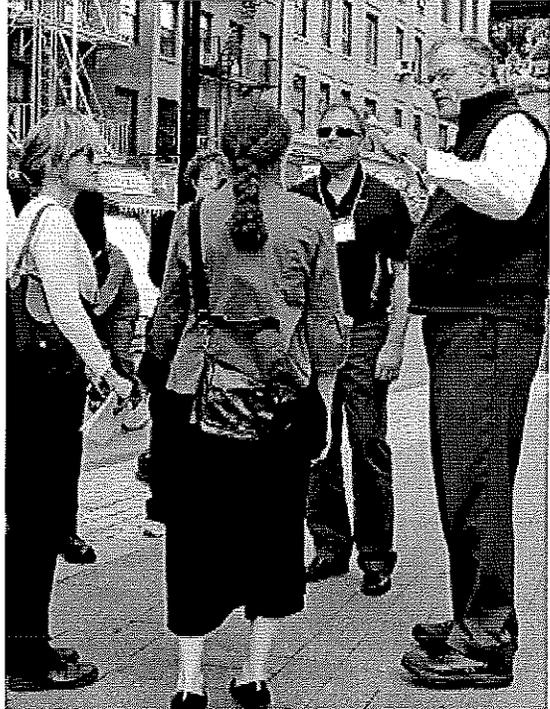
Kent has focused much of his professional life on this theme. A student of William Holly Whyte — who pioneered in researching how people use and interact in public spaces — Kent recounted how one of his first research assignments involved filming a day in the life of a wastebasket on one corner of a midtown Manhattan street. Yes, you read that right. There’s much that can be learned, he noted, through careful observation of how people actually use streets and sidewalks (and even how they interact with trash receptacles).

Kent went on to found the Project for Public Spaces in 1975. Over the years PPS has grown, and now works with cities not just in the U.S. and Canada, but around the globe.



Dutch traffic engineer Hans Monderman.

Flickr Creative Commons license;
click photo for link to original.



PPS President Fred Kent (on right) during April 2010 Streets as Places workshop.

Kent also spoke

about the late Dutch traffic engineer Hans Monderman, who developed the idea of “shared streets” (aka “shared spaces”) — that is, streets without traffic lights, stop signs, or lane markings, but where people can walk freely wherever on the street they want to. According to Kent, one of Monderman’s favorite sayings was: “If you want vehicles to behave like they are in a village, build a village.”

Monderman’s research on shared streets found that they do slow down car speeds, as motorists take their time to weave their way down the block. Earlier in his career, Monderman originated the “Woonerf” street which some of you may have heard of (see slides of a Woonerf street in Delft), a precursor of the shared street.

While we may not be ready for shared streets in 21st century America (and the concept is still relatively untested and controversial), the underlying point — that streets should be designed not just for cars, but for people — is highly relevant to our cities and towns today.

In my next post, [I'll tell you how workshop participants spent part of the afternoon circling a square.](#)

Tags:[On the Road](#), [Editor's Notes & Interviews](#), [Pedestrians & Bicyclists](#), [Streets & Roads](#), [Urban Design](#)

Printed From: <http://plannersweb.com/2010/05/can-a-street-be-a-place/>

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: B

SUBJECT: Open Communications

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: C1

SUBJECT: Community Development Projects Status Report

ACTION REQUESTED BY PETITIONER: Information only.

INFORMATION: Opportunity for the Community Development Director to present any updates or information on follow-up issues to the Planning Commission.

[Community Development Report](#)

[BACK TO AGENDA](#)



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

July 7, 2014

OPEN FOR BUSINESS



Hatu's Hawaiian Ice has opened a location at 4104 S. Riverdale Road.

NEW & ONGOING DEVELOPMENTS

**Smart
Shop**

The Smart Shop, a computer repair and training company, will open a location at 1170 W. Riverdale Road Suite B.

FERGUSON[®] Ferguson plumbing supply is planning to open a Riverdale location at 4761 S. 1150 W.



Ken Garff Honda located at 950 W. Riverdale Road, is planning on an interior remodel of their dealership

JCPenney JC Penny has submitted plans for a small interior remodel of their store located at 4185 S. Riverdale Road.



Massage Envy Spa is planning to open in Riverdale at 4097 S. Riverdale Road.

**Riverdale
Business
Park**

Construction has begun on a commercial retail building in the Riverdale Business Park located at 5175 South 1500 West..



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes from:
July 8, 2014 Work Session
July 8, 2014 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[July 8, 2014 Work Session](#)

[July 8, 2014 Planning Commission](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner
Lori Fleming, Commissioner

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney; Ember Herrick, City Recorder and one member of the public Guy Larsen.

Chairman Jones welcomed everyone to the meeting and noted that all members are present except for Commissioner Hilton who is expected shortly. City Administrator Rodger Worthen said he is filling in for Mr. Eggett who just welcomed a new addition to his family.

Chairman Jones asked for any changes to the previous meeting minutes and none were noted. He said the first agenda item is consideration of special exception to off premise signs for Reagan Sign. Mr. Worthen said the petitioner is asking for a special exemption to raise the height of a billboard built in the early 1980's that is no longer fully visible following the Utah Department of Transportation (UDOT) road construction of the Riverdale Road viaduct. According to Mr. Worthen, UDOT raised the road and put in fencing that impedes the view of Reagan's sign so they have appealed to the city for a special exception under Utah State Codes 72-7-502, 72-7-510.5 to raise their billboard from 33' to 43'. Commissioner Hansen asked why the petitioner wanted to raise the sign's height ten feet and Mr. Worthen said that is the height listed in the application and he introduced Guy Larsen with Reagan Sign. Chairman Jones said the fence is six feet high and he questioned why the billboard needs to be so much higher than the fence and said he has concerns about how this modification could impact surrounding residents.

Commissioner Eskelsen said the sign is difficult to read through the fence at its current height and Commissioner Hansen disagreed and said he thinks it is visible at its current height and that is all state law requires. Mr. Worthen said state law says the sign must be "able to be read without obstruction" and he said the difference between six and ten feet is nominal. Commissioner Fleming said in her opinion it needs to be 10 feet taller so it is visible regardless of the type of vehicle you are driving over the viaduct and she said the

residents of Lesley's Mobile Home Park are accustomed to a billboard impeding their view.

Chairman Jones shared an anecdote about a neighbor who built a high accessory building that impacted his neighbors' view of the mountains and Commissioner Fleming said the residents of Lesley's already have their view of the mountains blocked by the viaduct overpass. Mr. Worthen asked if the 10 foot height increase is at issue or if members of the Planning Commission have other reasons for opposing the petitioner's request. Commissioner Hansen said the mobile park owner wants to rezone the property to C-3 commercial and he asked how this zoning change could impact the billboard and Mr. Worthen said Reagan leases the land and the city couldn't interfere with an agreement between the two parties even if the zoning changes at some future date. There were no additional comments or questions.

Chairman Jones said the second agenda item is consideration of recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W. Mr. Worthen said this subdivision was last amended in 2008 and the latest changes will increase the size of some lots like 12 and 13 and dissolves lot eight, dividing the property between the two adjoining lots. Chairman Jones asked if the required setbacks will still be met under the proposed amendments and Mr. Worthen said that will be a good question to ask the petitioner during tonight's public meeting. Chairman Jones asked about open space and Mr. Worthen said Mr. Eggett addressed this in his staff report. Commissioner Gailey said this development has changed ownership several times over the years and Chairman Jones said he remembers the last amendment coming to the Planning Commission approximately four years ago.

City Attorney Steve Brooks said this parcel with the exception of the first home was once city land but was traded to the developer for land on Peacock Ridge as part of a legal settlement. He said several of the lots were odd shaped in the initial proposal and he anticipated this coming back for Planning Commission consideration at some point. Commissioner Hilton asked if the new plot conforms to city code and if there are any legal reasons not to approve this request and Mr. Brooks said he views these amendments as an improvement over the initial plan. Commissioner Fleming said some lots have been squared up which will make them easier to build on. Commissioner Hilton asked about flooding hazards and Mr. Brooks said the proposed amendments don't increase flood risk for this PRUD as the amount of open space is minimal. Commissioner Fleming asked if the original home will be demolished at some point and Mr. Brooks said one of the developers is living there and he isn't sure what his future plans are but this would be a good question to ask during tonight's public meeting. Mr. Worthen reviewed which homes are occupied on the plat with the Planning Commission.

Commissioner Eskelsen asked why lot eight has been dissolved and Mr. Worthen said the land has been annexed into lots seven and nine through property deeds registered and recorded with Weber County. Commissioner Hilton asked if Riverdale traded this land to the developer with the understanding homes would be built on it and Mr. Brooks confirmed that was the case but the density has decreased from the original proposal. Mr.

Brooks said the developer still owns some developable land on Peacock Ridge too but the land Riverdale traded this parcel for is now zoned as open space and protected from all future development. Mr. Worthen said the proposed amendments make the building lots more developable and improve the design and he said he recommends approval. There were no additional comments or questions.

Chairman Jones asked for any discretionary items and Commissioner Fleming said residents living around the former kayak park have complained to her and on Facebook about people littering, loitering and trespassing on private property and she asked that their concerns be passed on to the City Council. Mr. Worthen said Mayor Searle is aware and staff has discussed better policing of this area. Commissioner Gailey said complainants should take photos to illustrate what is happening in this area and Mr. Worthen said he observed this neighborhood recently which has become a popular summer watering hole for youth and parking and litter are major concerns. He said the plan is to increase police patrols and animal control in the area for the remainder of the summer season and add additional trash receptacles.

Commissioner Fleming said a pipe is being replacing in the Weber River and she asked what will be done with the streams and rock beds that are drying up and Mr. Worthen said he will look into this.

Chairman Jones asked if the city would consider an address change for a neighbor of his who has an even number address on the odd side of the street and often has packages delivered to the wrong address. Mr. Worthen said this could be handled through the city if there is a compelling reason for the change and Commissioner Fleming said it could be a safety issue if first responders are unable to locate the home in an emergency.

There being no further business, the Planning Commission adjourned at 6:30 p.m. to convene into their regular session.

Approved: July 22, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner
Lori Fleming, Commissioner

Others Present: Rodger Worthen, City Administrator; Ember Herrick, City Recorder and three members of the public Guy Larsen, Kent Hill and Lorin Parks.

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present.

B. Open Communications

Chairman Jones said there are no members of the public present to speak during the open communications portion of the meeting.

C. Presentations and Reports

City Administrator Rodger Worthen said there are no updates to the Community Development Report.

D. Consent Items

Chairman Jones asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Fleming moved to approve the consent items. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Consideration of special exception to off premise signs for Reagan Sign request

Chairman Jones said the first agenda item is consideration of a special exception to off premise signs for a Reagan Sign at address 680 W. 4400 S. Mr. Worthen said Reagan Sign has applied for an exception per state code to allow the height of their billboard sign at this location to be raised 10 feet from 33' to 43' so it is visible over the UDOT fence for motorists crossing the viaduct.

He said the billboard is likely older than 1990 and after the Utah Department of Transportation (UDOT) viaduct construction was completed and a chain link fence was installed in the 2000's the sign was no longer visible unobstructed. According to Mr. Worthen, Utah State law 72-7-502, 72-7-510.5 includes a provision allowing for billboard signs to be raised when their visibility is impacted

by road construction. He said the recommendation of staff is that the Planning Commission forward a favorable recommendation of this request to the City Council and he introduced Guy Larsen representing Reagan Outdoor Advertising out of Salt Lake City.

Mr. Larsen said he has had ongoing discussions with city staff and the property owner where the sign is located in Lesley's Mobile Home Park for several years since the overpass renovations were completed. He said his company didn't want to invest a lot of money in a new sign until they signed a new long term lease, which he said was negotiated recently. Mr. Larsen said his company did research and is requesting a 10-foot height increase because that height will maximize the billboard's visibility for all lanes of traffic over the viaduct. He said his company wants to be a good neighbor to the area residents by maintaining good rapport with them and the city and he said the 10-foot height increase is down from the 15 feet initially being considered.

Commissioner Gailey asked if the size of the sign will increase and how secure it will be at its new height in a severe wind storm and Mr. Larsen said when it is replaced the sign will be the same 12' x 24' size and the two legs will be replaced with one steel pole in compliance with current building codes at a cost of \$45,000. Commissioner Hilton said the pictures included in the packet show the billboard only half visible over the viaduct fence and he asked if the petitioner would consider raising the sign less than ten feet. Mr. Larsen said according to his research a height increase of less than ten feet will not allow the sign to be visible from all lanes of traffic and it doesn't make sense for his company to invest \$45,000 to replace a sign that isn't visible.

Commissioner Hansen said this sign was likely constructed in the early 1980's and Mr. Larsen said Reagan has leased the sign since 1990. Commissioner Hansen asked how often the advertisements are changed and Mr. Larsen said it varies, some advertisers only contract for one month, others have six month leases. Commissioner Hansen asked if Reagan Sign does routine maintenance on their billboards and Mr. Larsen said they do four times a year and Commissioner Hansen asked why the billboard is in such poor condition and he referenced the section of Riverdale City Code where off premise sign maintenance is outlined. Mr. Larsen said because the sign isn't clearly visible because of the UDOT road construction, it has been difficult to rent. Mr. Hansen said he visited the sign and in his opinion as a professional painter the sign has not been properly maintained and may have chipping lead based paint which could pose a safety hazard for the community, specifically those individuals that reside in the homes surrounding the billboard. He said in his opinion the city shouldn't allow this sign to be raised and could argue that it is not conforming because it hasn't been properly maintained. Mr. Larsen said he is confident the sign has been painted in the last 20 years and no complaints have been received about the sign to date and Commissioner Gailey said replacing the existing sign with a new sign should alleviate any safety concerns. There were no additional comments or questions.

Motion: Commissioner Fleming moved to approve the special exception to off premise signs for Reagan Sign request and to forward a favorable to the City Council. Commissioner Gailey seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: Chairman Jones, nay; Commissioner Hilton, aye; Commissioner Gailey, aye; Commissioner Eskelsen, aye; Commissioner Fleming, aye; Commissioner Roubinet, aye; and Commissioner Hansen, nay. The motion passed with five in favor and two opposed.

2. Consideration of recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W.

Chairman Jones said the second agenda item is consideration of a recommendation for subdivision amendments to Parks River Walk at address 4355 S. 600 W. Mr. Worthen said this PRUD amendments will improve the subdivision by dissolving lot eight to increase the buildable area for lots seven and nine and modifies lots 13 and 14 so they are square instead of triangular. He introduced Kent Hill and Lorin Parks and Chairman Jones asked them if the new lots meet all city setback requirements and Mr. Hill confirmed that they do. Commissioner Hilton asked about lots seven and nine and Mr. Hill said dissolving lot eight will allow additional parking or a swimming pool to be built in the PRUD. Commissioner Hilton asked Mr. Parks about his involvement and Mr. Parks said he purchased the original home 18 months ago and lives in it and has had the lot lines redrawn so that lots 12 and 13 are squared up and more developable. Commissioner Hilton asked if he intends to sell his home and Mr. Parks said eventually he and his wife would like to build a new home on lot 12. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W. and to forward a favorable to the City Council. Commissioner Fleming seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and Commissioner Hansen said he would like to see Riverdale staff inspect all of the city's off premise signs to see if there are safety hazards that need to be addressed and ensure that all the city's billboards conform to city ordinance. Commissioner Hilton said it would be useful for the city to post signs at both sides of the river trail explaining to trail users how to detour around the bridge damaged in a recent fire. Mr. Worthen said staff will follow up on both of these suggestions.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Hilton moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 7:00 p.m.

Approved: July 22, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: E1

SUBJECT: Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

PETITIONER: Saunders Outdoor Advertising

INFORMATION:

[PC Exec Summary – SOA Sign Mod Cond Use](#)

[Saunders Conditional Use Application](#)

[Saunders Conditional Use Supplement](#)

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Planning Commission Executive Summary

For the Commission meeting on: 7-22-2014

Petitioner: Saunders Outdoor Advertising,
Represented by Weston Saunders (SOA) and/or
Jared Johnson (YESCO)

Summary of Proposed Action

Saunders Outdoor Advertising have applied for a conditional use permit to change the format of their billboard advertising sign located at approximately 1756 West 4800 South from a traditional sign to a billboard inset with a digital screen (improvements only on the south face of the sign) at a ratio of 60% traditional to 40% digital imagery. This billboard modification is proposed to advertise exclusively for the Ogden Regional Medical Center in Washington Terrace. This billboard is an existing sign located in a Heavy Manufacturing Zone (M-2). Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend City Council grant approval of the conditional use permit as it relates to the proposed modifications to this sign, approval of the conditional use permit with any proposed amendments, or not approve the conditional use request.

Title 10 Ordinance Guidelines (Code Reference)

All sign permit requests are regulated under City Code 10-16 "Sign Regulations". Conditional use requests are regulated by City Code 10-19 "Conditional Uses".

City staff have been in conversation with Saunders Outdoor Advertising regarding this conditional use request for a modification to this specific billboard advertising sign as noted above and found within this packet of information. This billboard is located to the north of the Crown Bedroom Warehouse building along the I-15 highway corridor and is visible from the I-15 corridor. There would appear to be very minimal impact to residents in Riverdale City from this sign location. Staff have noted that there may some concerns for residents located in Roy City and, as a result, Mayor Cragun of Roy City has been contacted relative to this matter. Based upon these discussions with Mayor Cragun, the conclusion has been made by Mayor Cragun that, in his estimation, Roy City residents would not be negatively impacted by this proposed billboard modification at this location.

Supplementary information regarding the sign proposal and location have been provided for review by the Planning Commission. It is also anticipated that Jared Johnson with YESCO signs will be present to discuss (and answer questions regarding) the digital screen and its installation since YESCO would install and monitor/maintain the digital sign for Saunders Outdoor Advertising, if the permit was granted by the City.

The applicable sections of the City Code relative to this matter are listed below for your review:

10-16-7: OFF PREMISES SIGNS:

- A. Existing off premises signs may remain as a conditional use as long as they are kept in good maintenance, repair and are free from damage. Any existing signage other than the I-15 corridor shall not be enlarged or replaced when damaged by acts of nature or man. Maintenance and advertising changes are permitted without approval of the planning commission or city council. Any enlargement or

modification requires approval as a conditional use for existing signs along the I-15 corridor. The installation of new off premises signs is prohibited except for Riverdale City businesses in which the sign is placed on property directly adjacent to the business location. All proposals for off premises signs for Riverdale City businesses shall be a conditional use and will require a permit and shall be counted as allowable sign area for the business, and be approved by the planning commission and the city council. (Ord. 702, 5-6-2008)

10-16-8: SIGN/ZONE REGULATIONS:

B. Commercial And Manufacturing Districts: In commercial districts C-1, C-2, C-3, and CP-1, CP-2, CP-3, and manufacturing districts M-1, M-2, MP-1 and MP-2, the following regulations apply:

1. Development Signs: One or more signs of a temporary nature for main buildings or uses under development provided such signs shall not exceed in combined total area one hundred (100) square feet.
2. Public Necessity Signs: These signs are informational and not advertising in nature. One or more public necessity signs are allowed, provided that no such sign shall exceed twenty four (24) square feet in area.
3. Business Signs: One or more business signs not exceeding three (3) square feet in combined total area for each linear foot of occupied frontage (building width facing street), except that the maximum size of any single business sign shall not exceed three hundred (300) square feet in area and the total area of all commercial or industrial uses shall be six hundred (600) square feet, if the linear building width is sufficient to allow this size of sign. Each commercial or industrial use backing onto a freeway shall be permitted not more than one business sign on the freeway side. New car sales automobile dealerships that have multiple manufacturer makes of vehicles are permitted three hundred (300) square feet of sign area for each new car line. (Ord. 837, 6-4-2013)
4. Pole/Pylon Signs Height Regulations: No pole/pylon sign shall be erected to a height exceeding forty feet (40') above the ground. All pole/pylon type signs shall be positioned on the site in a landscaped area. All pole/pylon signs shall be internally illuminated.
5. Existing Signs: Any lawful sign completely constructed, in existence, and lawfully installed in the city at the time of the passage hereof, shall be allowed to exist at its present height. At such time that the existing sign structure or location is changed, in any manner whatsoever, then said sign must come into compliance with the height limitation, as set forth in subsection B4 of this section.

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)

Departmental staff has reviewed the submission and discussed this application with City Attorney Steve Brooks. Departmental staff have advised Saunders Outdoor Advertising staff to have a representative present to address any associated questions or comments brought up by the Planning Commission regarding this application.

Staff would encourage the Planning Commission to review this matter and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion of recommendation for City Council approval (which may include amendments) or non-approval for the granting of the Conditional Use request for modification of the Saunders Outdoor Advertising billboard sign located at 1756 West 4800 South from a traditional billboard to a 60% traditional to 40% digital inset billboard (only on the south face of the billboard sign) as proposed.

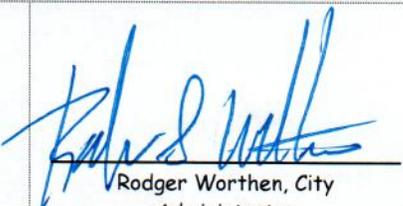
General Plan Guidance (Section Reference)

This site is listed on the general plan as Neighborhood Commercial - Low.

Legal Comments - City Attorney


Steve Brooks, Attorney

Administrative Comments - City Administrator


Rodger Worthen, City
Administrator

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.480927

Jul 1, 2014

SAUNDERS OUTDOOR ADVERTISING

Previous Balance:	.00
MISCELLANEOUS - CONDITIONAL USE PERMIT	50.00
10-36-9000 SUNDRY REVENUE	

Total:	50.00
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CHECK	Check No: 47432	50.00
Total Applied:		50.00

Change Tendered:	.00
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Duplicate Copy

07/01/2014 02:53PM



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
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Today's Date: 06/27/2014

<--Back to Search

Parcel # 08-087-0020

Ownership Info

Owner JPL INVESTMENTS L C

Property Address 1756 W 4800 S
RIVERDALE 84067

Mailing Address 1764 W 2900 S
OGDEN UT 844013255

Tax Unit 26

[View in Geo-Gizmo](#)

Plat Map

Plat Map Last Uploaded:
17 Apr 2014

08-087 [View PDF](#)

Dash Pages

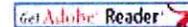
08-087-1 [View PDF](#)

08-087-2 [View PDF](#)

08-087-3 [View PDF](#)

08-087-4 [View PDF](#)

Viewing Plat Maps requires
[Adobe Reader](#)



Dedication Plat

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
1362291	1770	2510	06-SEP-95
Kind of Instrument QUIT CLAIM DEED			

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:BEGINNING AT THE INTERSECTION OF THE WEST LINE OFINTERSTATE HIGHWAY NO. 15 AND THE NORTH LINE OF 4800SOUTH STREET SAID POINT BEING NORTH 89D52'11" EAST1835.38 FEET AND NORTH 0D07'49" WEST 33 FEET FROM THESOUTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCENORTHERLY ALONG INTERSTATE HIGHWAY NO. 15 TO A POINTNORTH 89D32' EAST 320 FEET AND NORTH 0D11'EAST FROM THE BEGINNING; THENCE NORTH 0D11' EAST ALONGFENCE LINE TO A POINT NORTH 89D32' EAST 320 FEET AND1269.50 FEET NORTH 0D11' EAST FROM THE POINT OFBEGINNING; THENCE NORTH 37D02' EAST 869.54 FEET; THENCEWEST 39.06 FEET TO THE BAMBERGER RAILROAD RIGHT-OF-WAY FENCELINE; THENCE SOUTH 38D15' WEST 962.93 FEET; THENCE TO THE LEFTALONG THE ARC OF A 2068.89 FOOT RADIUS CURVE 198.53 FEET;THENCE SOUTH 53D11'28" EAST 83.47 FEET THENCE ALONG THEARC OF A 3044.79 FOOT RADIUS CURVE TO THE LEFT 923.38 FEET(LONG CHORD BEARS SOUTH

14D45'17" WEST 919.84 FEET); THENCESOUTH 6D04' WEST 172.03 FEET, MORE OR LESS, TO THE
NORTHLINE OF 4800 SOUTH STREET, THENCE NORTH 89D52'11" EAST52.60 FEET, MORE OR LESS, TO THE
POINT OF BEGINNING.

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080870020

Owner: JPL INVESTMENTS LC

Mailing Address: 1764 W 2900 S
OGDEN UT 844013255

Property Address: 1756 W 4800 S
RIVERDALE

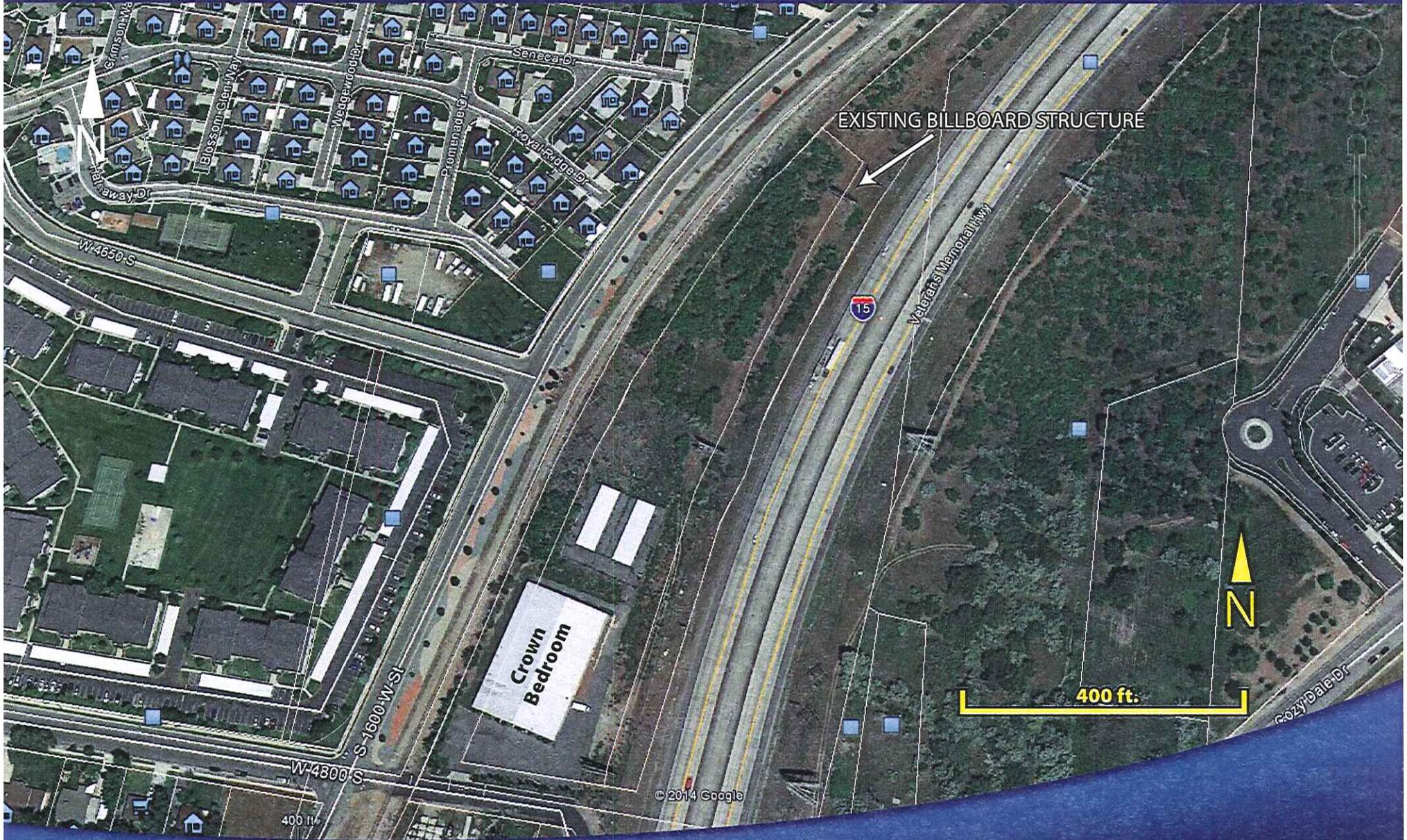
Tax Unit: 26

Approx Land Acres: 2.46

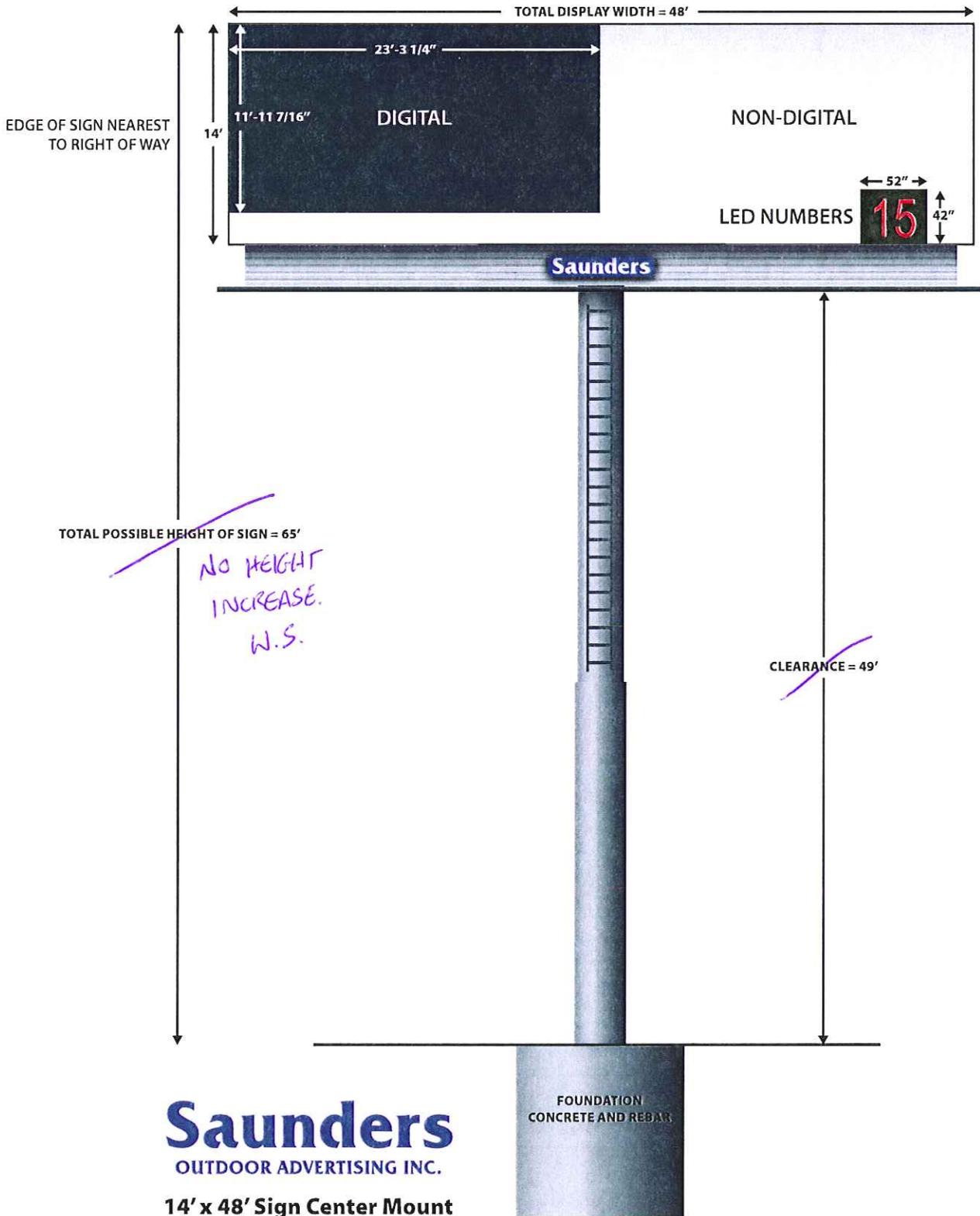
[More Parcel Info...](#)

Zoom to

Site Plan



Back to back 14' x 48' partial LED advertising display located adjacent to I-15 near Riverdale Rd. overpass





MOUNTAINSTAR

Lone Peak Hospital

Better
Beginnings



15

MIN. AVERAGE E.R. WAIT TIME

Saunders

DRAWING NUMBER: CS6-MS05022014

DATE:

APPROVED BY:

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Saunders
OUTDOOR ADVERTISING INC.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
July 22, 2014**

AGENDA ITEM: F1

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

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