



5:30 p.m. – Work Session

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Invocation – TBA, by invitation

D. Public Comment

(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report
2. City Council Assignment Reports

F. Consent Items

1. Consideration to approve meeting minutes from:
September 17, 2024 Council Work Session
September 17, 2024 Council Meeting

H. Discussion Items

1. [Panera/Riverdale Road closure discussion](#)
Presenters: Steve Brooks & Brandon Cooper
2. [Upcoming Code Updates per state requirements](#)
Presenter: Brandon Cooper
3. [GoldCrest Homes](#)
Presenters: Steve Brooks & Brandon Cooper
4. [Schneider's Golf Course site plan update](#)
Presenter: Brandon Cooper
5. [AFCU Updates \(1500 west, bridges/betterment, etc\)](#)
Presenter: Brandon Cooper
6. [Peacock Ridge Purchase update](#)
Presenter: Brandon Cooper
7. [Senior Center \(WHS/County contract\) discussion](#)
Presenters: Steve Brooks & Brandon Cooper

G. Action Items

8. [Council Rules and Procedure - Resolution #2024-30](#)

Presenter: Steve Brooks

9. [Wall/Bridge murals](#)

Presenter: Steve Brooks

10. [Signs \(Political, Sniper and City event signs\)](#)

Presenter: Steve Brooks

11. Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (a) (c) & (d) to discuss pending or reasonably imminent litigation, the purchase of real property, and Personnel.

H. Comments

1. City Council
2. City Staff
3. Mayor

I. 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 27th day of September, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on October 1, 2024 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5IlencvA/videos?view_as=subscriber

Supporting Document for Agenda Item #2

<u>NEW LAW</u>	<u>STATUTE</u>	<u>COMPLIANCE CHECK</u>
Internal ADU's	<u>10-9a-530</u>	UP TO DATE
Design Standards	<u>10-9a-534</u>	NEEDS REVIEW
Station Area Plan	<u>10-9a-403.1</u>	NOT APPLICABLE
Water Conservation in General Plan	<u>10-9a-403</u>	UP TO DATE
Standard Road Width	<u>10-9a-533</u>	NEEDS REVIEW
Subdivisions	<u>10-9a-604.2</u>	NEEDS ATTENTION
Plan Review – 14-day Review Time	<u>10-6-160(3)</u>	NEEDS ATTENTION
Plan Review – Fees	<u>10-9a-510(1)(2)</u>	NEEDS REVIEW
Inspections – 3-day time limit	<u>10-6-160(2)</u>	NEEDS ATTENTION
Inspections – Third-Party List	<u>10-6-160(2)</u>	NEEDS ATTENTION
Private Landscaping	<u>10-9a-604.5(4)</u>	NEEDS ATTENTION
Bonds	<u>10-9a-604</u>	NEEDS REVIEW

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Supporting Document for Agenda Item #10

10-16-2: GENERAL PROVISIONS:

A. **Conformity And Safety:** If a sign installed after May 6, 2008, does not conform with the requirements of this chapter or if the construction, design, manner of use, or method of anchoring or supporting any sign makes such sign unsafe, the community development director shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of the sign to conform with the requirements of this chapter or to remedy the defects herein. All signs must meet the requirements of the international building code for wind loads, seismic loads and working stresses and safety regulations of the city.

B. **Clearance:** There shall be a minimum clearance of ten feet (10') between the ground or sidewalk and any part of a projecting sign, with the exception of public necessity signs and nameplates.

C. **Copy Area:** Copy area of building facade signs or multiple copy signs shall not exceed forty percent (40%) of the background facing to which it is applied.

D. **Height Of Signs:** No sign shall exceed the height limitations established for each zone as set forth in section 10-16-8 of this chapter. (Ord. 702, 5-6-2008)

E. **Lighting Of Signs:** Signs may be illuminated the following ways: internally, floodlights (except pole/pylon signs), luminous tubes, cathode ray, light emitting diode (LED) display and plasma screen, liquid crystal display (LCD), fiber optic. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property used for residential purposes, or in any manner constituting a nuisance. Animated signs are prohibited. (Ord. 812, 8-21-2012)

F. **Location Of Signs:** No part of any sign shall be permitted to extend across any property line nor be located in any required front or side yard except as follows:

1. Business and identification signs attached to a building may project into a required front or side yard not more than two feet (2') and not less than ten feet (10') above the ground or sidewalk.

2. Ground business (monument) and pole (pylon) signs, including all portable type signs for conforming uses only, shall not be located closer than one foot (1') to a front or side property line.

Ground signs shall not be placed in such a way that it may obstruct a vehicle operator's visibility.

Ground business signs for new developments shall be placed in landscaped or decorative hardscaped areas.

G. **Maintenance Of Signs:** Signs regulated by this chapter shall be maintained in good visual appearance and structural conditions at all times. The city, its community development director, and its other agents, shall in no way be liable for negligence or failure of the owner, or the person responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions.

H. Types Of Prohibited Signs: No signs shall be erected or maintained, or be permitted to remain publicly displayed, which are misleading, fraudulent, obscene, immoral, indecent or of unsightly character, including sniper signs. "Sniper sign" means a sign for which approval for placement of a sign has not been granted by Riverdale City which is attached to a public utility pole, service pole, supports for another sign, fences, trees or place in a landscaped or parking area. These signs are typically used for off premises advertising of a sale, service or event.

I. Noise Prohibited: It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or transmitting device or instrument for the purpose of commercial advertising.

J. Pasting Or Gluing Prohibited: No sign shall be pasted or glued directly on any wall or roof or affixed directly on any wall or roof by means of any similar adhesive substance.

K. Permit Required: It shall be unlawful to erect or remodel any sign upon or over public or private property within the city until a sign permit with respect to such sign has been obtained from the community development director. The community development director may, at his discretion, request the planning commission to review a sign application.

L. Refusal Of Owner To Remove Dangerous Signs; Removal By Community Development Director: Where immediate action is deemed necessary to protect limb, life or property and where the owner of a sign or the owner of the property on which the sign is erected fails to remove such sign pursuant to notice from the community development director within a specified time fixed in such notice, the community development director may proceed in any manner deemed necessary to cause the immediate removal of such sign. The community development director shall certify a statement of the expenses incurred in such removal to the city treasurer who in turn shall assess and charge the same against the real estate upon which the sign was erected, and unless said assessment is paid within ninety (90) days after and from the date of notice thereof, the same shall, when recorded in the offices of the county clerk and city recorder, become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.

M. Removal Of Conforming Signs: Any person occupying a building or portion of a building who owns or maintains a sign in connection therewith shall, upon vacating the premises, or discontinuing the business advertised, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining the same to remove the sign within thirty (30) days after notice from the community development director shall be considered as a violation of this chapter and shall subject the owner of the sign and the owner of the property to the penalties herein specified.

N. Removal Of Nonconforming Signs:

1. Any sign not in conformance with the provisions of this chapter and which was erected or installed without a permit shall be removed within thirty (30) days upon notification from the community development director.

2. Signs for which permits were previously issued and which are made nonconforming by the provisions of this chapter shall be permitted to remain in accordance with this title. Under no circumstances shall such nonconforming signs be remodeled or replaced. The provisions of this section shall apply to such nonconforming signs.

3. Any existing sign conforming to the provisions of this chapter relative to size and location, but nonconforming as to structural requirements and considered a danger to persons or property shall be removed or replaced upon written notice from the city.

O. Sign Inspection: The community development director shall inspect each sign for which a permit has been issued and shall require the proper maintenance of all signs subject to the provisions of this chapter. No sign or other advertising structure measuring less than ten feet (10') to the bottom of the sign face, as regulated by this chapter, shall be located on a corner lot at the intersection of any streets within a triangular area formed by the street property lines and a line connecting them at points forty feet (40') from the intersection of the street line. (Ord. 702, 5-6-2008)

P. Sign Not To Cover Windows, Doors Or Similar Openings: No sign shall cover a window, doorway or other opening providing light, ventilation or exit facilities which are required by the building code or which are deemed by the fire department to be necessary to give the fire department access to the building, or to afford fire protection in the event of a fire. (Ord. 815, 9-25-2012)

Q. Signs On Private Property: It shall be unlawful for any person to fasten or attach, paint or place any "sign", as defined in this title, upon any private wall, window, door, gate, fence or sign, or upon any other personal property, without the consent of the owner or lessee, or someone authorized to act on behalf of such owner or lessee.

R. Signs On Public Property: It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise, or to cause the same to be done in or upon the curbstone, lamppost, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any "sign", as defined in this title, on any building, street or property of the city. No sign shall be erected on or project over public property.

S. Signs Over Streets Prohibited: It shall be unlawful to erect and/or maintain any sign over any street or alley, except as herein expressly provided.

T. Sign Setback: For the purposes of this chapter, the entire sign must comply with the specified setback regulations.

U. Zones Permitted And Controls: It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this chapter. It is unlawful for any person to erect or otherwise install a sign located on a site or in a zone in violation of the regulations specified in this title.

V. Intersections; Location: No light, sign or other advertising structure as regulated by this title shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with,

obstruct the view of or be confused with any authorized traffic sign, signal or device or which makes use of the words "stop", "look", "drive-in", "danger", or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. Any revolving or flashing light that mimics an emergency vehicle to attract attention to a business is prohibited.

W. Tethered Devices: The use of tethered devices such as balloons, banners, flags, windsocks or other items that are affected by wind or weather, and are tethered in such a manner that allows the device to cross property lines or to come into contact with power lines or telephone lines, light poles, fences, signs, buildings, vehicles or people are prohibited. Inflated ground figure displays that exceed ten feet (10') in height are regulated in the same manner as above and may be used temporarily not to exceed two (2) consecutive weeks and not more than ten (10) times per year. (Ord. 702, 5-6-2008)

10-16-3: SPECIAL PROVISIONS:

A. Blanketing: To prevent blanketing, no wall or marquee type sign shall be erected to project more than eighteen inches (18"). Projection shall be measured from the facing of the building and/or structure to which the sign is attached. All sign placement shall be reviewed by the community development department to endeavor the prevention of obscuring signs.

B. Cloth Or Banner Signs: These types of signs are considered temporary and may not be used as a permanent advertising. Approval may be granted by the community development director. The public works director may permit signs to be hung over public streets or walks after review and consideration of any potential safety concerns. Approvals pursuant to this subsection may be granted without charge of any fee, but shall specify a period of time during which such signs shall be permitted to be used.

C. Electric Signs: All signs which utilize or are illuminated by electricity shall comply with the adopted electrical code and fire prevention code of the city. (Ord. 812, 8-21-2012)

D. Political Or Campaign Signs:

1. Political or campaign signs are permitted in accordance with the following provisions; provided, that any such sign shall be removed within fifteen (15) days after such final election, campaign or event.

2. No political or campaign sign shall be placed within one hundred fifty feet (150') from a public polling place. "Polling place" shall mean the physical public location in a community where multiple ballots and absentee ballots are cast or deposited.

3. No political or campaign sign may be placed in such a manner as to create a safety hazard or constitute a public nuisance of any kind or nature whatsoever. The community development director, public works director or police chief shall determine whether the placement of a political or campaign sign constitutes a safety hazard or public nuisance, and upon such determination shall remove said sign so that the safety hazard or public nuisance no longer exists.

4. Political signs cannot be placed: a) on public Riverdale City property, or b) on private property without the property owner's permission. (Ord. 871, 9-1-2015)

E. Shopping Center Signs: In shopping centers, frontage for each separate store shall be based on the width of the front of each business, and signs for such businesses shall be attached to the front of each store. One detached or attached sign for each street frontage may be used to designate the name of the shopping center and names of individual businesses in the center. Shopping center signs may be approved as depicted on the approved site plan when accompanied with a developer's agreement.

F. Time Limitation For Construction Project Or Land Development Signs: No construction project or land development sign shall be erected more than thirty (30) days prior to construction and shall be removed not more than thirty (30) days after completion. (Ord. 812, 8-21-2012)

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