

Nibley City Planning Commission

MARCH 19, 2026

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Agenda

1. Call to Order and Roll Call (Chair)
2. General Consent of February 26, 2026, Meeting Minutes and the Current Agenda (Chair)
3. **Discussion and Consideration:** Conditional Use Permit and Electronic Message Display (EMD) Sign Permit for a 28.8 ft² monument EMD sign at 3090 S Main St
4. **Workshop:** Accessory Building Regulations
5. **Staff Report and Action Items**

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Maverik EMD Sign Permit

Background

- On-premise EMD Sign proposed at 3090 S Main St (Maverik) to display fuel prices.
- NCC 19.24.150(L) provides several requirements for EMD signs related to transitions, frame effects, dwell time, sign brightness and area.
- Updated sign plans address all requirements that were deficient with submittal included in packet.
- Conditional Use and EMD Sign Permit required by City Code.

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YESCO.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481
www.yesco.com

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The sign is installed in accordance with the requirements of Article 18B of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
01	02/02/2025
01	02/10/2025 JK
02	---
03	---
04	---
05	---
06	---
07	---
08	---
09	---

JO #

Approval

Arch Sign / Date

Client Sign / Date

Maverik #368
3090 S Highway 165
Nibley UT 84322-6518

Arch. Exam: Aaron Cain
Designer: Jade Keating


OPY-76694 R1
ART 0.1

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LIGHT OUTPUT

Sunshine Electronic Supply's LED illuminated numbers for fuel price displays, model rate signs and time and temperature units have field adjustable light output such that the signs can be regulated to meet any local or state requirement. Typical fuel signs with full power and all lights illuminated (8.88) will typically emit 12,000 to 13,000 MTS depending on the size number, digit spacing, spacing between prices, etc. When set to 50% power (common for day light setting) the light output would be approximately half of the maximum output. Maximum levels (when set at 50%) in the 1,100 to 1,200 MTS would be common in the daytime only when 8.88 is displayed. Assuming that most of the numbers are illuminated using 5 of the 7 segments in any number, the light output would be 9/7th of those values or 85 to 167 MTS.

EXISTING CONDITIONS



SCOPE OF WORK

REMOVE AND DISPOSE OF EXISTING CABINET. RECEIVE & INSTALL ONE (1) DAY PRICE CHANGER CABINET.

PERMITTING INFO

AREA: 2018 FTS (provided by the customer) BY: NITROCO - 803.765.8534

Digital Sign Area:
 NITROCO SIGN
 22" x 6" = 130 square inches (0.763 SF)
 18" PRICE DIGITS
 33" x 13" x 2 = 858 square inches (5.958 SF)
 Total digital area = 0.762 + 5.958 = 6.721 SF
 6.721 SF / 26.5 SF = 25.3% Digital
 = 146% than 66% of sign area

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT.

DESIGN

1505 South Gramercy Rd.
 Salt Lake City, UT 84104
 801.487.8481

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This sign is installed in accordance with the requirements of Article 1004 of the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
01g	10.02.2025
01	03.18.2026 JK
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Approval

AE Sign / Date _____
 Client Sign / Date _____

Maverik #368
 3090 S Highway 165
 Nibley UT 84321-0918

Acct. Exec: Aimee Cain
 Designer: Julia Keating

OPY-76694 R1

ART 1.0

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Accessory Building Regulations

Issues to Discuss

- Setback requirements for small sheds
- PUE requirements
- Fruit stands, other structures in the front yard area
- Conducting home businesses in accessory buildings
- Zoning clearance permit for all accessory buildings, regardless of size

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