



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 24, 2015**

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 Wasatch Choice for 2040 Vision 2011-2040 Regional Transportation Plan

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

D. Consent Items

1. Consideration of meeting minutes from:
January 27, 2015 Work Session
January 27, 2015 Planning Commission

E. Action Items

1. Public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-Sign/Zone Regulations
Presenter: Michael Eggett, Community Development Director

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
February 24, 2015**

AGENDA ITEM: Work Session Items

SUBJECT: Planning Commission training article:
 Important Skills for Planning Commissioners

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: *Planning Commission training Wasatch Choice for 2040 Vision
 2011-2040 Regional Transportation Plan*

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WASATCH FRONT REGIONAL COUNCIL

DAVIS | MORGAN | SALT LAKE | TOOELE | WEBER

WASATCH CHOICE FOR 2040 VISION 2011-2040 REGIONAL TRANSPORTATION PLAN



Our region is among the fastest growing areas in the United States. The way we grow will largely determine our quality of life for generations to come. Through the Wasatch Front Regional Council (WFRC), local governments and community members from Davis, Morgan, Salt Lake, Tooele and Weber counties in Utah have come together to plan for our future.

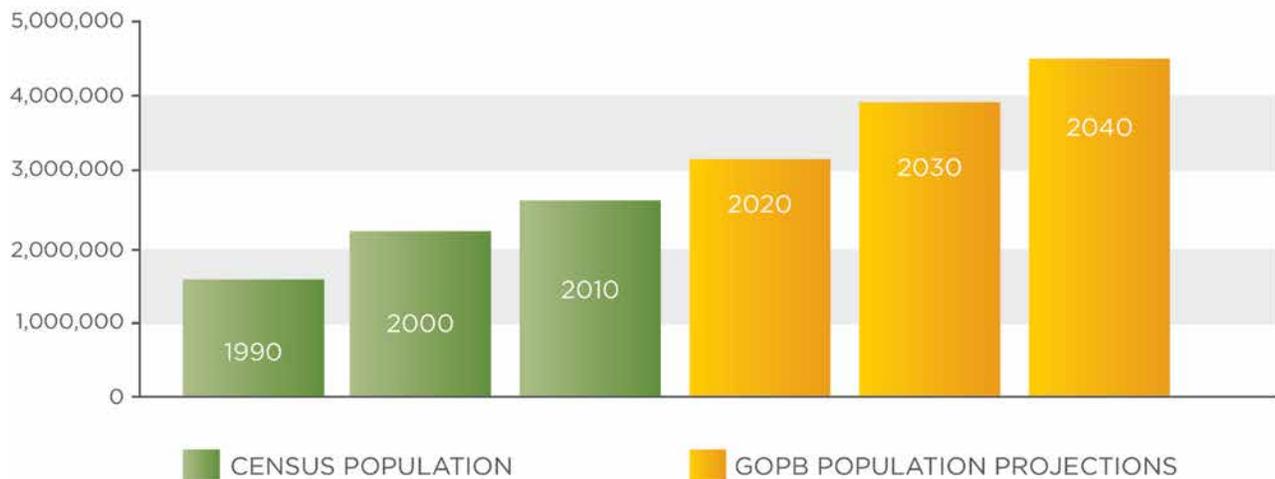
MAINTAINING QUALITY OF LIFE FOR A BOOMING POPULATION

As one of the fastest growing regions in America, population along the Wasatch Front is projected to increase by 60 percent by the year 2040. The Wasatch Front Regional Council's (WFRC) mission is to ensure that transportation plans address this rapid growth while preserving our quality of life.

The Wasatch Front Regional Council consists of local governments and community leaders from Davis, Morgan, Salt Lake, Tooele and Weber counties. WFRC collaborates with the Utah Department of Transportation (UDOT), the Utah Transit Authority (UTA) and other interested parties to plan for the region's long-term growth and transportation needs.



UTAH'S POPULATION GROWTH WILL CREATE CHALLENGES



Sources: Governor's Office of Planning and Budget (GOPB), 2012 Baseline Projections and the U.S. Census Bureau, 1990, 2000, 2010

THE WASATCH CHOICE FOR 2040 VISION

The Wasatch Choice for 2040 is a 30-year vision for growth that maintains a high quality of life on the Wasatch Front and Wasatch Back. The vision was created in partnership with Mountainland Association of Governments (MAG) and Envision Utah after extensive public input.

The Wasatch Choice for 2040 (shown on the following page) will create opportunities for growth to occur in centers across the region. The vision is based on regional growth principles (listed below) and implementation strategies by which these centers will provide choices for housing, employment, retail and recreation near regional transportation systems.

Implementing the Wasatch Choice for 2040 Vision will improve mobility and air quality, strengthen the economy and also enhance our quality of life now and for future generations.



GROWTH PRINCIPLES

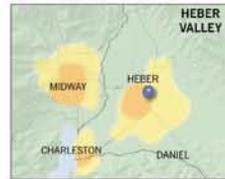
The Growth Principles are a common-sense foundation for local and regional actions that will foster a high quality of life. These principles were adopted in 2005 by the elected officials and community leaders who make up the Wasatch Front Regional Council.

1. Provide public *infrastructure* that is efficient and adequately maintained.
2. Provide regional mobility through a variety of interconnected *transportation* choices.
3. Integrate local *land use* with regional transportation systems.
4. Provide *housing* for people in all life stages and incomes.
5. Ensure public *health* and safety.
6. Enhance the regional *economy*.
7. Promote regional *collaboration*.
8. Strengthen sense of *community*.
9. Protect and enhance the *environment*.

The Wasatch Choice for 2040

Vision Map

The Greater Wasatch is one region, stretching from Weber County south to Utah County and from Tooele County east to the Wasatch Back. We compete economically with other regions, comprise one job and housing market, and share the same air and water. Where and how we shape tomorrow's neighborhoods, communities, and economic centers within our region will dramatically affect the quality of our lives, including how much time and money we spend getting around, the quality of the air we breath, and the choices we have available to live, work, shop, and play.



Greenspace



Greenspace rings our valleys, connects our cities, and provides space for civic and social functions in our towns and neighborhoods. The Wasatch Choice for 2040 affirms that our natural resources and working lands provide immense benefits. We should safeguard them to preserve our regional food system, protect our water quality, and maintain our recreational opportunities. These lands also provide needed wildlife habitat, help to clean our air, and provide relief from our urban environment. Even closer to home, our parklands and greenways provide critical gathering spaces, recreational amenities, and connection to the natural world.



Regional Greenways

The Bonneville Shoreline Trail, the Jordan River Parkway, and the Provo River Parkway



Regional Connections

Links between greenways and greenways and major population centers



Green Context

The Wasatch and Oquirrh Mountains, the Great Salt Lake, and Utah Lake



Centers

Centers are historical and emerging regional destinations of economic activity. The vision suggests that these centers should expand to provide ever-broadening choices for residents to live, work, shop and play; a mix of all of these activities is welcome. Centers should work with the long-term market, helping provide opportunities to residents who want to live

close to work, walk or bike to shop, and have both great transit and road access – desperately needed as our population ages, gas prices and congestion increase, and housing prices inch upward.

Metropolitan Center

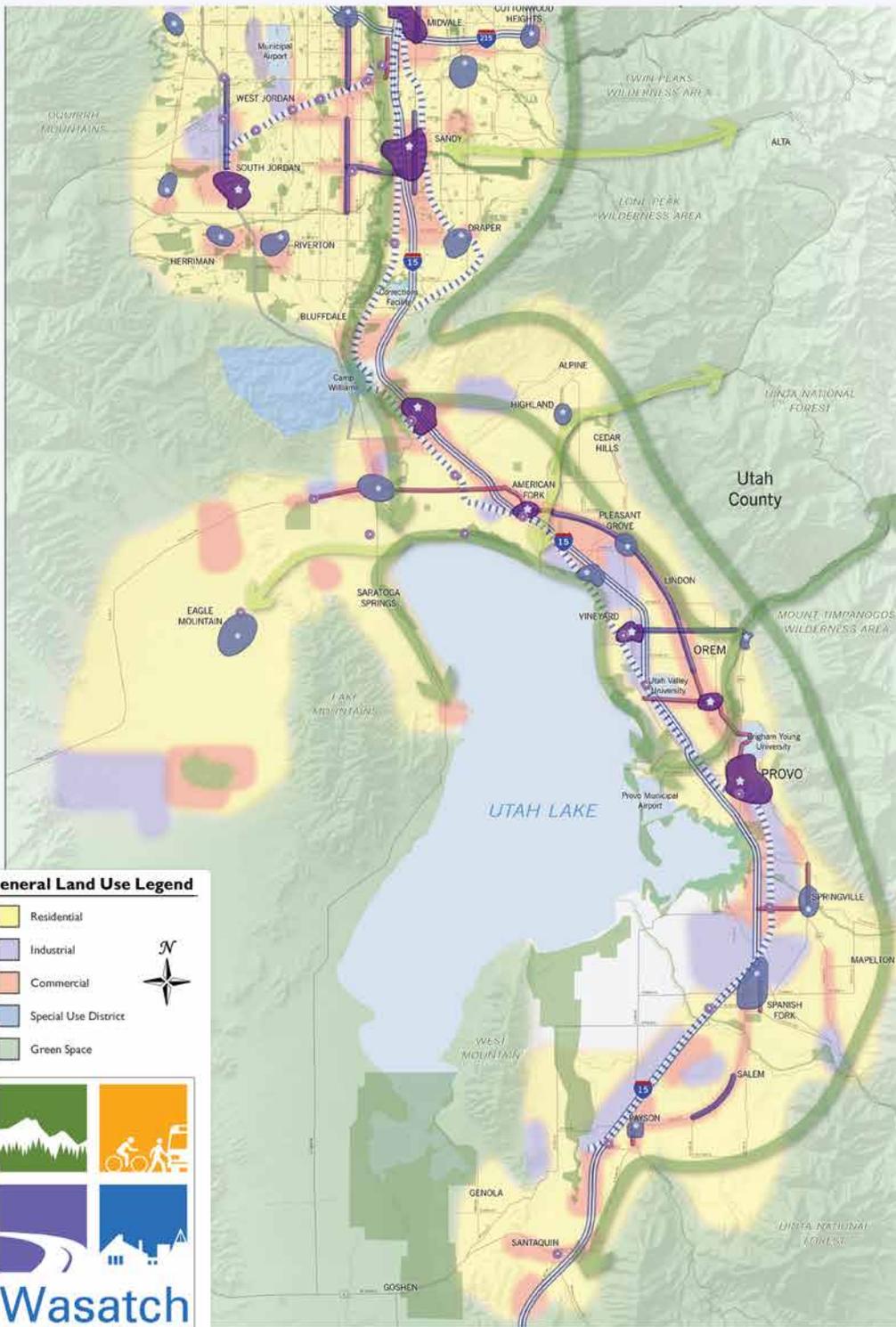


Downtown Salt Lake City is the metropolitan center, serving as the hub of business and cultural activity in the region. It has the most intensive form of development for both employment and housing, with high-rise development

common in the central business district. It will continue to serve as the finance, commerce, government, retail, tourism, arts, and entertainment center for the region.

Floor Area Ratio 1 to 10
20 to 200 Housing Units per Acre





General Land Use Legend

- Residential
- Industrial
- Commercial
- Special Use District
- Green Space



Wasatch
CHOICE for 2040

Urban Center



Urban centers are the focus of commerce and local government services benefiting a market area of a few hundred thousand people. Urban centers will be served by high-capacity transit and major streets. They are characterized by two- to four-story employment and housing options.

Floor Area Ratio 0.75 to 4
20 to 100 Housing Units per Acre



Town Center



Town centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are characteristic.

Floor Area Ratio 0.5 to 1.5
10 to 50 Housing Units per Acre



Station Community



Station communities are geographically small, high-intensity centers surrounding high-capacity transit stations. Station communities vary in their land use: some feature employment, others focus on housing, and many will include a variety of shops and services.

Floor Area Ratio 0.5 to 2.5
20 to 100 Housing Units per Acre



Main-Street Community

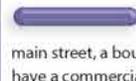


Main streets are linear town centers. Each has a traditional commercial identity but on a community scale. Main-street communities prioritize pedestrian-friendly features, but also benefit from good auto access and often transit.

Floor Area Ratio 0.5 to 1.5
10 to 50 Housing Units per Acre



Boulevard Community



A boulevard community is a linear center coupled with a transit route. Unlike a main street, a boulevard community may not necessarily have a commercial identity, but may vary among housing, employment, and retail along any given stretch.

Floor Area Ratio 0.35 to 1.0
0 to 50 Housing Units per Acre



Corridors



Corridors combine a mix of uses—retail, offices, and residences—with multiple transportation options (sidewalks, bike lanes, roadways, and public transportation). Two types of corridors are identified in the Vision: Boulevard Communities and Main Streets. Examples of Boulevard Communities might include State Street or Redwood Road—with higher traffic volumes, yet envisioned as multi-modal boulevards with public transportation systems supporting increased residential, office, and commercial development. Main Street examples might include Magna or Lehi—more historic in character with lower traffic volumes, wider sidewalks, and more on-street parking.



Commuter Rail / TRAX



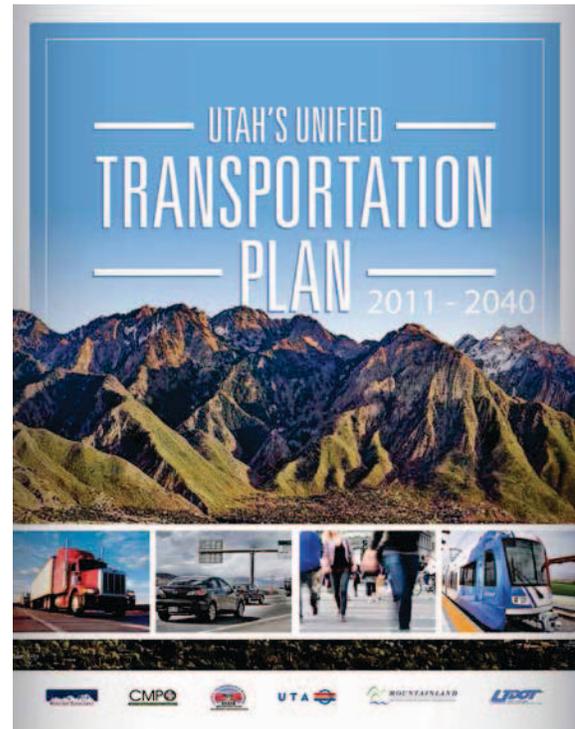
Freeways

UTAH'S REGIONAL TRANSPORTATION PLANS

Following the regional growth principles outlined in the Wasatch Choice for 2040 Vision, the 2011-2040 Regional Transportation Plan (RTP) addresses our region's transportation needs over the next 30 years. Updated every four years by WFRC, the RTP is the plan for all regionally significant road and highway, public transit capacity-expansion and preservation projects in the Wasatch Front. The RTP also incorporates other modes of transportation, including bicycle, pedestrian, trucking and transportation for seniors and persons with disabilities.

The RTP as adopted by WFRC is then incorporated into Utah's award-winning Unified Transportation Plan. The Unified Plan ensures that all transportation planning efforts from across the state are coordinated.

The maps on the following pages illustrate the recommended road and public transit capacity expansion projects in WFRC's current RTP.



The first phase of the RTP is implemented through the Transportation Improvement Program (TIP), which is a six-year capital improvement program for transportation projects and studies and is updated annually by WFRC.



IMPROVING AIR QUALITY

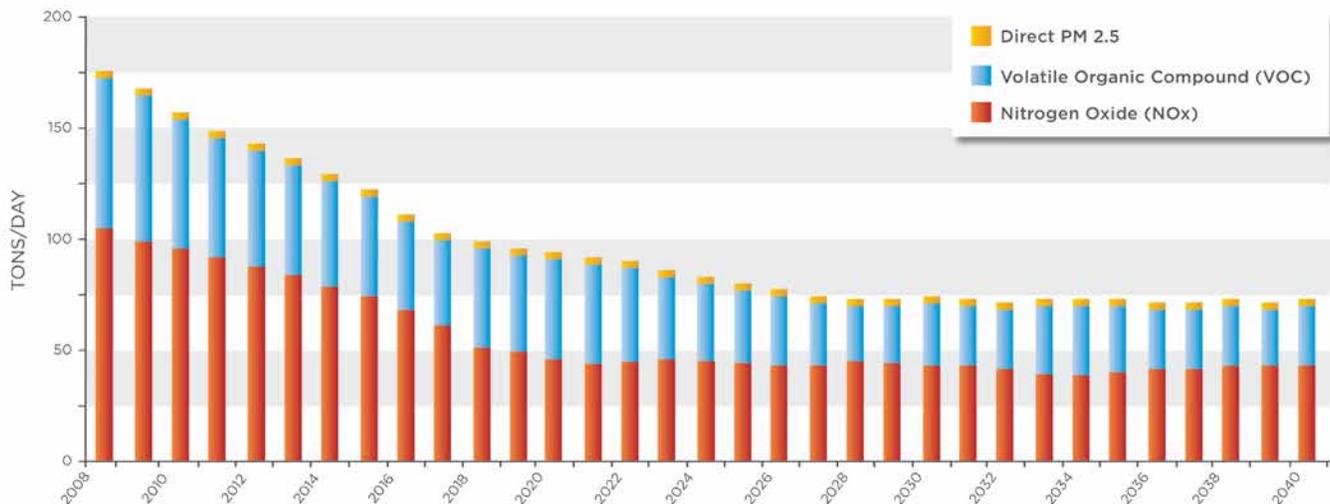
Air quality along the Wasatch Front has improved markedly over the past two decades due, in part, to newer vehicles that emit substantially lower pollution. However, continuing to improve our air quality remains a challenge now and in the future. Given this, WFRC approves its transportation plans with air quality in mind. The 2040 Regional Transportation Plan (RTP) must conform to the Utah State Implementation Plan (SIP) for air quality. This means that the vehicle emissions resulting from the transportation projects proposed in the 2040 RTP may not exceed the level or “budget” set for them in the SIP.

As we work now to provide transportation choices and plan our communities in a way that is consistent with the regional growth principles of the Wasatch Choice for 2040 Vision, our air quality will benefit through shorter and fewer auto trips and reduced congestion, resulting in lower vehicle emissions. Implementation of the Vision will reduce vehicle hours traveled and vehicle emissions by nine percent, compared to baseline 2040 projections.

Air quality will continue to improve in the future as a result of further reductions in emissions from new vehicles and increased use of transportation options such as public transit, carpooling, combining trips and enhanced bicycle and pedestrian opportunities. In fact, vehicle emissions are projected to decrease by 52 percent between 2008 and 2019.

A particular air quality concern for the Wasatch Front region is known as PM2.5 (particulate matter 2.5 microns in diameter or less). This fine particulate pollution occasionally reaches unhealthy levels during winter inversion conditions. The graph below shows projected PM2.5 emissions from vehicles through the year 2040, indicating that planned control measures will help meet the needs of a healthy environment for ourselves and generations to come.

WASATCH FRONT AREA VEHICLE EMISSIONS TRENDS*- PM 2.5



*Vehicle exhaust emissions of PM2.5 and PM2.5 precursors (NOx-nitrogen oxides, VOC- volatile organic compounds) for Salt Lake, Davis, Weber, Box Elder and Tooele Counties. Source: WFRC air quality conformity analysis using the MOVES model and the regional travel demand model.

2040 REGIONAL TRANSPORTATION PLAN

MAJOR ROAD PROJECTS

SEE WWW.WFRC.ORG FOR PHASE BY PHASE MAPS AND MORE INFORMATION

PHASE 1: 2011-2020 PHASE 2: 2021-2030 PHASE 3: 2031-2040 UNFUNDED: 2040+

FACILITY	FROM	TO	PHASE
WEBER COUNTY, NORTH-SOUTH FACILITIES			
SR-67 (N. Legacy Corridor)	I-15 (North)	4000 S.	1
SR-67 (N. Legacy Corridor)	4000 S.	Davis County Line	1
SR-67 (N. Legacy Corridor)	5500 S.	Davis County Line	2
SR-67 (N. Legacy Corridor)	4000 S.	5500 S.	3
4700 W.	4600 S.	4800 S.	1
4700 W.	1200 S.	4000 S.	3
3500 W. (SR-108)	Midland Dr.	Davis County Line	1
3500 W.	1200 S.	Midland Dr.	2
1900 W. (SR-126)	Riverdale Rd.	5600 S.	1
1900 / 2000 W. (SR-126)	2700 N.	1200 S.	3
I-15	I-84	Davis County Line	1
I-15	Box Elder County Line	2700 N.	3
600 W.	Elberta Dr.	2600 N.	2
Adams Ave.	US-89 / Washington Blvd.	Washington Terrace City	2
450 E. / 400 E.	3300 N.	2600 N.	1
Monroe Blvd.	3100 N.	1300 N.	3
Harrison Blvd.	12th St.	Country Hills Dr.	1
Harrison Blvd.	2600 N.	12th St.	2
Harrison Blvd.	Country Hills Dr.	US-89	3
US-89	Harrison Blvd.	I-84	2
Skyline Dr.	1. Fern Dr. / 2. Ogden City	1.4600 S. / 2. Eastwood Blvd.	1

FACILITY	PHASE
WEBER COUNTY, SPOT FACILITIES	
I-15 Interchange @ Riverdale Rd. (SR-26)	1
I-15 Interchange @ 24th St.	2
I-15 Interchange @ 5600 S.	3
I-15 Interchange @ US-89 (Pleasant View)	Unfunded
US-89 Interchange @ I-84	3

FACILITY	FROM	TO	PHASE
DAVIS COUNTY, NORTH-SOUTH FACILITIES			
West Davis Corridor	Syracuse Rd.	I-15 / US-89 / Legacy Pkwy.	1
West Davis Corridor	Weber County Line	Syracuse Rd.	1
West Davis Corridor	Weber County Line	Syracuse Rd.	2
3000 W.	6000 S. (Weber County)	2300 N.	1
2000 W. (SR-108)	Weber County Line	Syracuse Rd. (SR-108)	1
2000 W.	Syracuse Rd. (SR-108)	West Davis Corridor	3
3650 W. (Layton)	700 N.	Gentile St.	3
2700 W. (Layton)	Gordon Ave.	Layton Pkwy.	3
Redwood Rd.	500 S.	2600 S.	2
I-15	Weber County Line	Hill Field Rd. (SR-232)	1
I-15	US-89 (Farmington)	I-215	1
Fairfield Rd. Extension	I-84	SR-193	Unfunded
US-89	I-84	Antelope Dr.	2
US-89	Antelope Dr.	I-15 (Farmington)	3

FACILITY	PHASE
DAVIS COUNTY, SPOT FACILITIES	
1800 N. Overpass @ 500 W. Railroad Crossing	1
I-15 Interchange @ 1800 N.	1
I-15 Interchange @ Shepard Ln.	1
I-15 Interchange @ Hillfield Rd.	2
I-15 Interchange @ 650 N.	3
I-15 Interchange @ Syracuse Rd.	3
I-15 Interchange @ Parrish Ln.	3
I-15 Interchange @ 400 N. / 500 W.	3
I-15 Interchange @ 500 S.	3



WASATCH FRONT REGIONAL COUNCIL
WASATCH FRONT REGIONAL TRANSPORTATION PLAN 2011 - 2040

- New Construction
- Upgrade
- ▲ New Overpass/Underpass
- New Construction and Widening
- Widening
- Operational
- New Construction and Operational
- Widening and Operational

SEE WWW.WFRC.ORG FOR PHASE BY PHASE MAPS AND MORE INFORMATION

PHASE 1: 2011-2020 PHASE 2: 2021-2030 PHASE 3: 2031-2040 UNFUNDED: 2040+

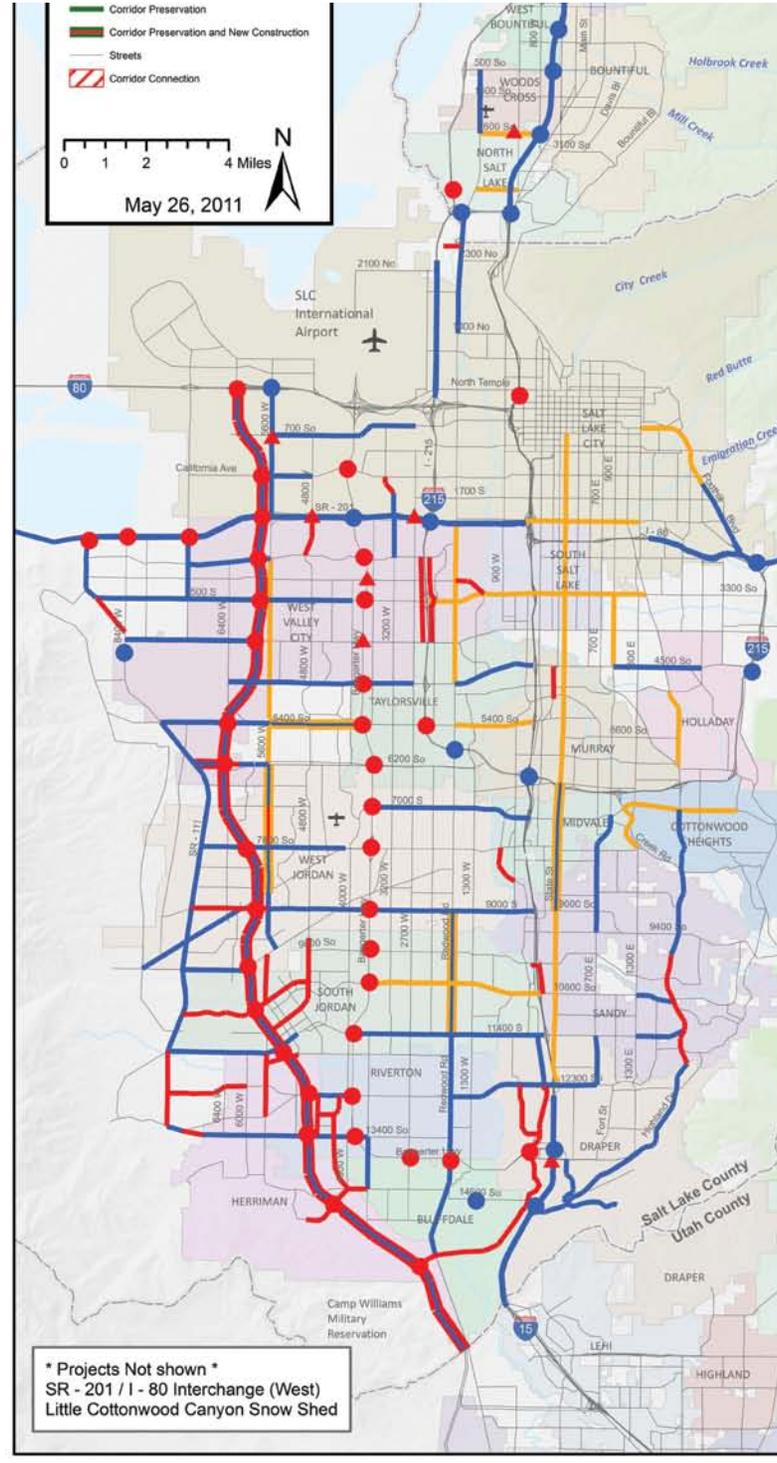
FACILITY	FROM	TO	PHASE
WEBER COUNTY, EAST-WEST FACILITIES			
Skyline Dr. (North)	US-89	450 E.	1
Skyline Dr. (North)	450 E.	2600 N.	2
1700 N.	US-89	400 E.	3
Larsen Ln.	US-89 / Wall Ave.	400 E.	3
Pioneer Rd. (400 N.)	I-15	1200 W.	1
1200 S.	4700 W.	I-15	2
1200 S.	SR-67 (N. Legacy Corridor)	4700 W.	3
20th St.	Wall Ave.	Harrison Blvd.	1
21st St.	Wall Ave.	Adams Ave.	1
24th St.	I-15	Lincoln Ave.	2
2550 S.	I-15	3500 W.	3
Country Hills Dr.	Adams Ave.	Gramery Ave.	1
4000 S. (SR-37)	SR-67 (N. Legacy Corridor)	1900 W. (SR-128)	2
Midland Dr. (SR-108)	3500 W.	1900 W. (SR-128)	1
4400 S.	1900 W. (SR-126)	Cozy Dale Dr. (1300 W.)	Unfunded
Riverdale Rd. (SR-26)	1900 W. (SR-126)	I-84	1
5600 S. / 5500 S.	5900 W. (Hooper)	3500 W.	2
5600 S.	3500 W.	1900 W. (SR-128)	2

FACILITY	FROM	TO	PHASE
DAVIS COUNTY, EAST-WEST FACILITIES			
1800 N.	2000 W.	SR-126	1
1800 N.	West Davis Corridor	2000 W.	2
SR-193 Extension	2000 W.	State St.	1
SR-193 Extension	West Davis Corridor	2000 W.	2
SR-193 Extension	2000 W.	I-15	Unfunded
SR-193	I-15	US-89	1
Syracuse Rd. (SR-127)	West Davis Corridor	2000 W.	1
Antelope Dr.	Oak Forest Dr. (2500 E.)	US-89	1
Gordon Ave. (1000 N.)	Fairfield Rd.	1600 E.	2
Gordon Ave. (1000 N.)	1600 E.	US-89	2
Hill Field Rd. Extension	3650 W. (Layton)	2200 W. (Layton)	3
Layton Pkwy.	West Davis Corridor	Flint St.	1
200 N. (Kaysville)	West Davis Corridor	I-15	3
2600 S. / 1100 N.	Redwood Rd.	I-15	1
Center St.	Redwood Rd.	US-89	1

FACILITY	FROM	TO	PHASE
SALT LAKE COUNTY, EAST-WEST FACILITIES			
Sports Complex Blvd. (2400 N.)	I-215 E. Frontage Rd.	Redwood Rd.	1
700 S. / 500 S.	5600 W.	2700 W.	3
California Ave.	Mountain View Corridor	4800 W.	3
I-80	I-215 (East)	I-215 (East)	2
I-80	I-215 (East)	Summit County Line	3
2100 S.	I-15	1300 E.	1
SR-201	SR-111 Bypass	Mountain View Corridor	2
SR-201	Mountain View Corridor	I-15	2
SR-201	I-80 (West)	SR-111 Bypass	3
Pkwy. Blvd. (2700 S.)	7200 W.	5600 W.	3
3300 S. / 3500 S.	I-215 (West)	Highland Dr.	1
3500 S.	Mountain View Corridor	4000 W.	1
3500 S.	7200 W.	Mountain View Corridor	2
3500 S.	SR-111 Bypass	7200 W.	3
4100 S.	SR-111	Mountain View Corridor	3
4700 S.	4000 W.	2700 W.	1
4700 S.	6400 W.	4000 W.	2
4500 S./4700 S.	Redwood Rd.	I-15	3

I-15 Interchange	@ 2600 S.	3
1200 N. Overpass (Layton)	@ I-15	Unfunded
2800 S. / 1100 N.	@ 1150 W. Railroad Crossing	2
Legacy Pkwy.	@ Center St.	3
I-215 Interchange	@ Legacy Pkwy.	Unfunded
I-215 Interchange	@ I-15 / US-89	Unfunded
US-89 Interchange	@ Antelope Dr.	1
US-89 Interchange	@ 400 N. (Fruit Heights)	1
US-89 Interchange	@ Gordon Ave.	2
US-89 Interchange	@ Oakhills Dr. (SR-109)	2
Nicholl's Rd. Overpass	@ US-89	3

FACILITY	FROM	TO	PHASE
SALT LAKE COUNTY, NORTH-SOUTH FACILITIES			
SR-111 Bypass	SR-201	SR-111	2
SR-111	5400 S.	11800 S.	3
8000 W.	11800 S.	13400 S.	3
7200 W.	SR-201	3500 S.	1
Mountain View Corridor	SR-201	4100 S.	1
Mountain View Corridor	4100 S.	5400 S.	1
Mountain View Corridor	5400 S.	Redwood Rd.	1
Mountain View Corridor	Redwood Rd.	Utah County Line	2
Mountain View Corridor	4100 S.	SR-201	2
Mountain View Corridor	4100 S.	5400 S.	2
Mountain View Corridor	5400 S.	9000 S.	2
Mountain View Corridor	Redwood Rd.	Utah County Line	2
Mountain View Corridor	9000 S.	10200 S.	3
Mountain View Corridor	10200 S.	Redwood Rd.	3
Mountain View Corridor	SR-201	Utah County Line	3
Mountain View Corridor	I-80	SR-201	Unfunded
Mountain View Corridor	I-80	SR-201	Unfunded
5600 W.	I-80	SR-201	1
5600 W.	2700 S.	6200 S.	1
5800 W.	6200 S.	New Bingham Hwy.	1
5800 W.	Old Bingham Hwy.	10400 S. / 10800 S.	1
5800 W.	11800 S.	13100 S.	1
5800 W.	6200 S.	New Bingham Hwy.	2
5800 W.	New Bingham Hwy.	Old Bingham Hwy.	2
5800 W. Connection	5600 W.	11800 S.	1
4800 W.	Skye Dr.	Mountain View Corridor	1
4800 W.	SR-201	Lake Park Blvd. (2700 S.)	2
4570 W.	12600 S.	13400 S.	1
4200 W. / Riverton Blvd.	13400 S.	14400 S.	1
4150 W.	12600 S.	Riverton Blvd.	1
3800 W.	13400 S.	14400 S.	3
3200 W.	California Ave.	1820 S.	2
3200 W.	1820 S.	Pkwy. Blvd. (2700 S.)	2
I-215	2100 N.	I-80	3
I-215 Frontage Rd.	2700 S.	4100 S.	1
Redwood Rd.	SR-201	4700 S.	1
Redwood Rd.	9000 S.	11400 S.	1
Redwood Rd.	12600 S.	Bangerter Hwy.	1
Redwood Rd.	I-215 (North)	1000 N.	3
Redwood Rd.	9000 S.	Bangerter Hwy.	3
Redwood Rd.	Bangerter Hwy.	Porter Rockwell Rd.	3
1200 W.	3100 S.	3300 S.	1
Bingham Junction Blvd.	7800 S.	8400 S.	1
Galena Park Blvd.	12300 S.	13490 S.	1
Lone Peak Pkwy.	12300 S.	Bangerter Hwy.	1
Lone Peak Pkwy.	11400 S.	12300 S.	3
600 W.	Bangerter Hwy.	14600 S.	Unfunded
I-15 Collectors	10000 S.	10600 S.	2
I-15	12300 S.	Bangerter Hwy.	1
I-15	Bangerter Hwy.	Utah County Line	1
I-15	Bangerter Hwy.	Utah County Line	2
Cottonwood St.	4500 S.	Vine St.	2
State St.	I-215	12300 S.	1
State St.	6200 S.	9000 S.	1
State St.	600 S.	I-215	2
900 E.	3300 S.	4500 S.	1
900 E. / 700 E.	Fort Union Blvd.	9400 S.	3
700 E.	11400 S.	12300 S.	1
Union Park Blvd. / 1300 E.	Fort Union Blvd.	7800 S.	1
Highland Dr.	Murray Holladay Blvd.	Van Winkle Expy.	2
2000 E.	Fort Union Blvd.	9400 S.	3
Highland Dr.	9400 S.	9600 S.	2
Highland Dr.	9800 S.	Draper City Limit	3
Highland Dr.	Draper City Limit	14600 S.	3
Highland Dr. Connection	Traverse Ridge Rd.	13800 S.	3
500 S. / Foothill Blvd.	1300 E.	2300 E.	1
Foothill Blvd.	2300 E.	I-80	3



4500 S.	900 E.	2300 E.	3
5400 S.	Mountain View Corridor	Bangerter Hwy.	1
5400 S.	5600 W.	Bangerter Hwy.	1
5400 S.	Redwood Rd.	I-15	1
5400 S.	SR-111	Mountain View Corridor	2
5400 S.	SR-111	Mountain View Corridor	3
6200 S.	SR-111	Mountain View Corridor	1
6200 S.	Mountain View Corridor	5600 W.	1
6200 S.	SR-111	Mountain View Corridor	Unfunded
7000 S. / 7200 S.	Bingham Junction Blvd.	I-15	1
7000 S.	Bangerter Hwy.	Redwood Rd.	2
7000 S. / 7200 S.	Redwood Rd.	Bingham Junction Blvd.	3
Fort Union Blvd.	Union Park Blvd.	3000 E.	1
7800 S.	SR-111	New Bingham Hwy.	1
New Bingham Hwy.	10200 S.	9000 S.	Unfunded
9000 S.	SR-111	5600 W.	1
9000 S.	Bangerter Hwy.	I-15	2
9000 S.	5600 W.	Bangerter Hwy.	3
10200 S.	SR-111	Mountain View Corridor	1
10400 S. / 10800 S.	Mountain View Corridor	4800 W.	1
10400 S. / 10800 S.	SR-111	Mountain View Corridor	2
10600 S. / 10400 S.	Bangerter Hwy.	I-15	1
10600 S.	1300 E.	Highland Dr.	1
11800 S.	SR-111	5600 W.	2
11400 S.	11800 S. / 5600 W.	Valdania St. (5200 W.)	1
11400 S.	1300 E.	Highland Dr.	3
11400 S.	Bangerter Hwy.	I-15	Unfunded
Herriman Pkwy. (12600 S.)	8000 W.	6000 W.	3
12600 S.	Mountain View Corridor	Bangerter Hwy.	2
12300 S. / 12600 S.	Redwood Rd.	700 E.	2
Riverton Blvd.	4570 W.	13400 S.	1
13400 S.	Mountain View Corridor	Bangerter Hwy.	1
13400 S.	8000 W.	Mountain View Corridor	3
Juniper Crest	4800 W.	Mountain View Corridor	1
Juniper Crest / 14400 S.	Mountain View Corridor	3600 W.	1
Traverse Ridge Rd.	Highland Dr.	Mike Weir Dr.	3
Porter Rockwell Rd.	Redwood Rd.	14600 S.	1

FACILITY	PHASE	
SALT LAKE COUNTY, SPOT FACILITIES		
SR-201 Interchange	@ I-80	2
SR-201 Interchange	@ 8400 W.	2
SR-201 Interchange	@ 7200 W.	2
SR-201 Interchange	@ SR-111 Bypass	3
SR-201 Interchange	@ I-215	3
SR-111 Railroad Structure	@ 4300 S.	1
I-80 Interchange	@ I-215 / Foothill Dr.	2
I-80 Interchange	@ 5600 W.	Unfunded
5600 W. Railroad Crossing	@ 750 S.	1
4800 W. Overpass	@ SR-201	2
Bangerter Hwy. Interchange	@ 7800 S.	1
Bangerter Hwy. Interchange	@ 600 W.	1
Bangerter Hwy. Interchange	@ 13400 S.	2
Bangerter Hwy. Interchange	@ I-15	2
Bangerter Hwy. Interchange	@ SR-201	3
Bangerter Hwy. Interchange	@ 6200 S.	3
Bangerter Hwy. Interchange	@ 7000 S.	3
Bangerter Hwy. Interchange	@ 9000 S.	3
Bangerter Hwy. Interchange	@ 9800 S.	3
Bangerter Hwy. Interchange	@ 10400 S.	3
Bangerter Hwy. Interchange	@ 11400 S.	3
Bangerter Hwy. Interchange	@ 12600 S.	3
Bangerter Hwy. Interchange	@ 2700 W.	3
Bangerter Hwy. Interchange	@ Redwood Rd.	3
Bangerter Hwy. Interchange	@ California Ave.	Unfunded
Bangerter Hwy. Interchange	@ Lake Park Blvd. (2700 S.)	Unfunded
Bangerter Hwy. Overpass	@ 3100 S.	Unfunded
Bangerter Hwy. Interchange	@ 3500 S.	Unfunded
Bangerter Hwy. Overpass	@ 4100 S.	Unfunded
Bangerter Hwy. Interchange	@ 4700 S.	Unfunded
Bangerter Hwy. Interchange	@ 5400 S.	Unfunded
2700 W. Overpass	@ SR-201	Unfunded
I-215 Interchange	@ 5400 S.	3
I-215 Interchange	@ Redwood Rd. (South)	3
I-215 Interchange	@ 4500 S. (East)	Unfunded
I-15 Interchange	@ 14600 S.	2
I-15 Interchange	@ 100 S. (HOV Ramps)	3
I-15 Interchange	@ I-215 (South)	3
13800 S. Overpass	@ I-15	3
14600 S. Railroad Structure	@ D&RGW	Unfunded
Avalanche snow shed over Little Cottonwood Canyon Rd. @ Whitepine Chutes		3

2040 REGIONAL TRANSPORTATION PLAN

MAJOR TRANSIT PROJECTS

SEE WWW.WFRC.ORG FOR PHASE BY PHASE MAPS AND MORE INFORMATION

PHASE 1: 2011-2020 PHASE 2: 2021-2030 PHASE 3: 2031-2040 UNFUNDED: 2040+

WEBER COUNTY PROJECTS*

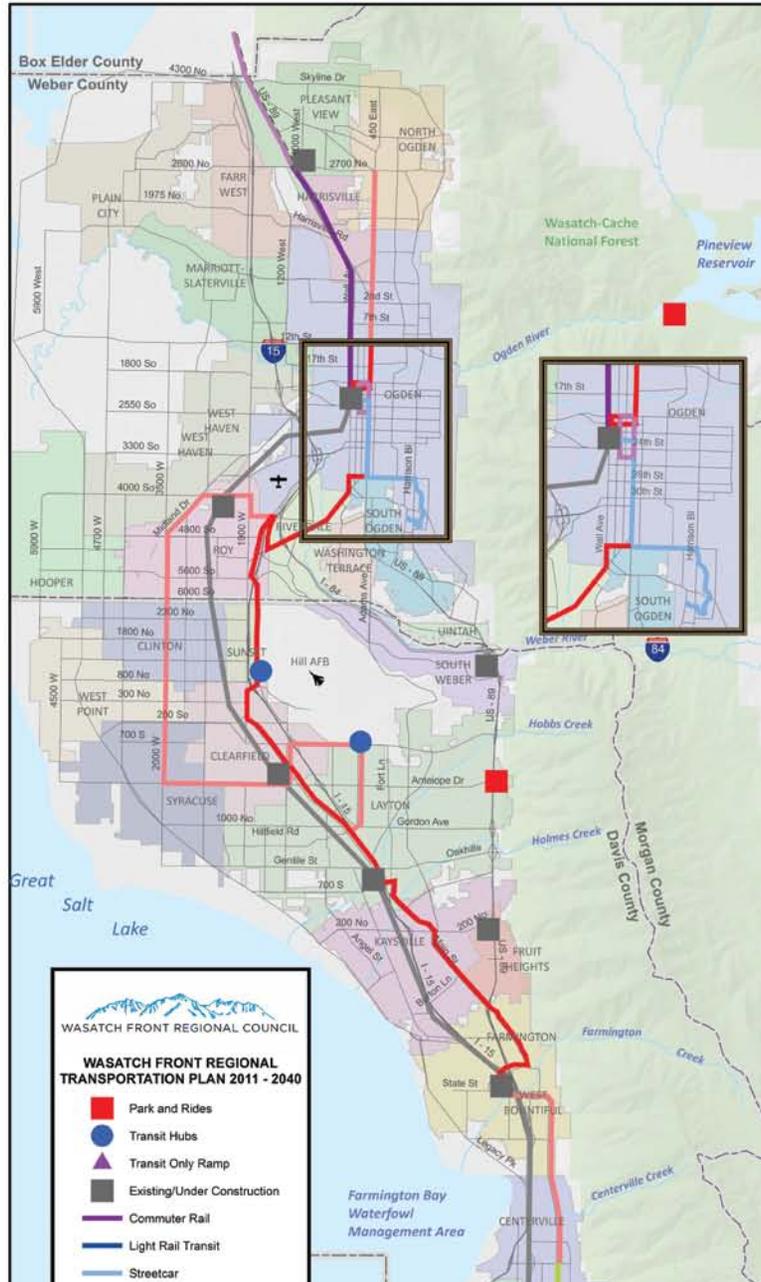
Project and Major Stops	From	To	Phase
1. Pleasant View – Brigham City Commuter Rail			
Commuter Rail	Pleasant View FrontRunner	Box Elder County Line	Unfunded
Corridor Preservation			3
2. Ogden - Pleasant View Commuter Rail Improvements			
Commuter Rail	Ogden Intermodal Center	Pleasant View FrontRunner	2
3. Ogden - Weber State University Streetcar			
Enhanced Bus (BRT1)	Ogden Intermodal Center	Washington/27th St	1
Bus Rapid Transit (BRT 3)	Washington/27th St	Washington/36th St	1
Enhanced Bus (BRT1)	Washington/36th St	Harrison/Edvason Av	1
Bus Rapid Transit (BRT 3)	Harrison/Edvason Av	McKay-Dee Hospital	1
Streetcar	Ogden Intermodal Ctr	Washington/36th St	2
Streetcar	Washington/36th St	Harrison/Edvason Av	2
Streetcar	Harrison/Edvason Av	McKay-Dee Hospital	2
4. Ogden Valley Park-And-Ride			
Park-and-ride	Near Pineview Dam		1

DOWNTOWN SLC PROJECTS* (SEE MAP INSET)

Project and Major Stops	From	To	Phase
14. 200 South Streetcar and Bus Rapid Transit			
Streetcar & BRT	600 W./200 S.	200 S./200 E.	1
15. Downtown Salt Lake City Branded Bus			
Enhanced Bus (BRT1)	200 West, 400 South, 500 South		Unfunded
16. University TRAX Line to SL Central TRAX Connection			
Light Rail	400 S./Main St	Salt Lake Central	2
17. S.W. Downtown SLC Streetcar (Granary Line)			
Streetcar	800 S./400 W.	Salt Lake Central	Unfunded
18. Salt Lake Downtown Bus Transit Center			
Transit Hub	200 S./State St	200 S./State St	2
19. Interstate-80 Transit Only Freeway Ramps			
Transit Only Ramps	Near 900 W./200 S.		2

SALT LAKE COUNTY, NORTH-SOUTH PROJECTS*

Project and Major Stops	From	To	Phase
20. SLC - Foothill Drive - Wasatch Drive Corridor			
Enhanced Bus (BRT1)	Salt Lake Central	Medical Dr/Research Rd	1
Bus Rapid Transit (BRT 3)	Salt Lake Central	200 S./200 E.	2
Bus Rapid Transit (BRT 3)	200 S./200 E.	Medical Dr/Research Rd	2
Bus Rapid Transit (BRT 3)	Medical Dr/Research Rd	Wakara Way/Arapeen Dr	1
Enhanced Bus (BRT1)	Medical Dr/Research Rd	Arapeen Dr/Chipeta	1
Bus Rapid Transit (BRT 3)	Wakara Way/Arapeen Dr	Arapeen Dr/Chipeta Way	2
Enhanced Bus (BRT1)	Arapeen Dr/Chipeta Way	I-80/I-215/Foothill Dr	2
Bus Rapid Transit (BRT 3)	Arapeen Dr/Chipeta Way	I-80/I-215/Foothill Dr	3
Bus Rapid Transit (BRT 3)	I-80/I-215/Foothill Dr.	I-215 Ramp/3300 S.	Unfunded
Bus Rapid Transit (BRT 3)	I-215 Ramp/3300 S.	I-215 Ramp/3900 S.	3
Bus Rapid Transit (BRT 3)	I-215 Ramp/3900 S.	6200 S./I-215	Unfunded
Mode Undetermined	6200 S./I-215	Little Cottonwood Canyon	3
Mode Undetermined	6200 S./I-215	Little Cottonwood Canyon	Unfunded
21. 1300 East (North) Bus Rapid Transit			
Enhanced Bus (BRT1)	1300 E./200 S.	F1 Union/Union Park	3
Bus Rapid Transit (BRT 3)	1300 E./200 S.	1300 East/Fort Union	Unfunded



SEE WWW.WFRC.ORG FOR PHASE BY PHASE MAPS AND MORE INFORMATION

PHASE 1: 2011-2020 PHASE 2: 2021-2030 PHASE 3: 2031-2040 UNFUNDED: 2040+

DOWNTOWN OGDEN PROJECTS (SEE MAP INSET)*

Project and Major Stops	From	To	Phase
5. Ogden Downtown Streetcar Circulator			
Streetcar	25th/Washington Blvd	20th/Lincoln Av	3
Streetcar	20th/Lincoln Av	20th/Washington Blvd	3
Streetcar	20th/Washington Blvd	23rd/Washington Blvd	3

DAVIS COUNTY PROJECTS*

Project and Major Stops	From	To	Phase
6. Falcon Hill - Hill AFB West Transit Center			
Transit Hub	Falcon Hill - Hill AFB West Gate		1
7. Hill AFB South Transit Center			
Transit Hub	Hill AFB South Gate		2
8. Antelope Drive Park-And-Ride			
Park-and-Ride	Antelope Dr/US-89		2

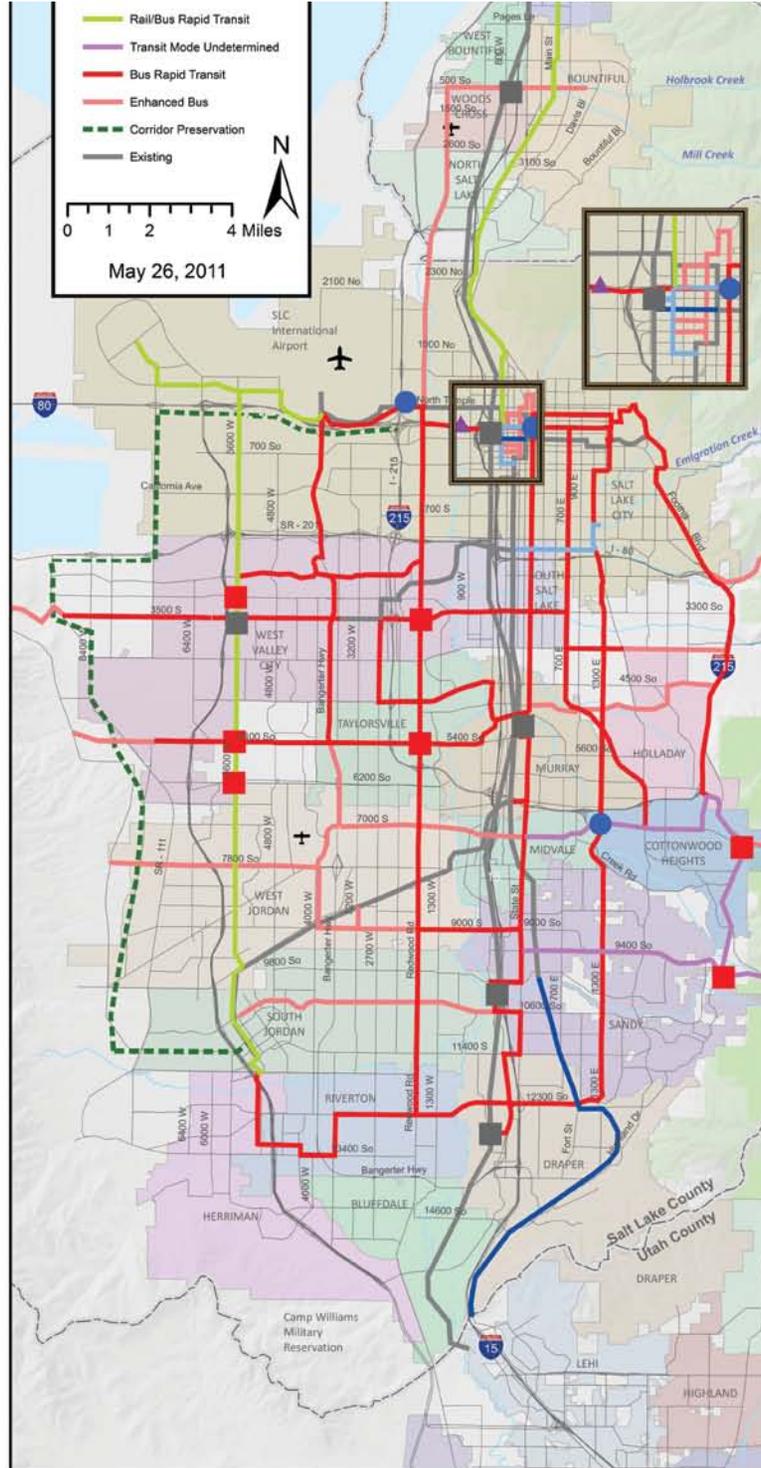
INTERCOUNTY PROJECTS*

Project and Major Stops	From	To	Phase
9. West Weber - West Davis Enhanced Bus (BRT 1)			
Enhanced Bus (BRT1)	Ogden Intermodal Center - Ogden - Newgate Mall - Riverdale - Roy FrontRunner		
Enhanced Bus (BRT1)	W. Haven - Clinton - W. Point - Syracuse - Clearfield - Hill AFB - Layton FrontRunner		
Enhanced Bus (BRT1)	3500 W./Midland Dr	Davis County Line	1
Enhanced Bus (BRT1)	Weber County Line	2000 W./Antelope Dr	1
Enhanced Bus (BRT1)	4400 S./JUP-HAFB Rail	3500 W./Midland Dr	3
Enhanced Bus (BRT1)	2000 W./Antelope Dr	Hill Field Rd/Main St.	3
10. North Ogden - Salt Lake Corridor (North)			
Enhanced Bus (BRT1)	2700 N./Wash. Blvd	12th St/Washington	2
Bus Rapid Transit (BRT 3)	12th St/Washington Blvd	Ogden Intermodal Ctr	2
Enhanced Bus (BRT1)	Wash. Blvd/36th St	4400S./JUP-HAFB ROW	2
Bus Rapid Transit (BRT 3)	Washington Blvd/36th	4400 S./JUP-HAFB ROW	3
Corridor Preservation	4400 S. (Roy)	Davis County Line	1
Bus Rapid Transit (BRT 3)	4400 S./JUP Rail	Davis County Line	2
Corridor Preservation	Davis County Line	651 N./SR-126	1
Bus Rapid Transit (BRT 3)	HAFB West Gate	200 N./SR-126	1
Bus Rapid Transit (BRT 3)	Davis County Line	HAFB West Gate	2
Enhanced Bus (BRT1)	200 S./State St	Clearfield FrontRunner	1
Bus Rapid Transit (BRT 3)	200 S./State St	Clearfield FrontRunner	2
Enhanced Bus (BRT1)	Clearfield FrontRunner	Farmington FrontRunner	2
Bus Rapid Transit (BRT 3)	Clearfield FrontRunner	Farmington FrontRunner	3
11. No. Ogden - Salt Lake Corridor (South Davis Segment)			
Enhanced Bus (BRT1)	Farmington FrontRunner	Parrish Lane/Main St	2
Enhanced Bus (BRT1)	Parrish Lane/Main St	3800 S. Bountiful/US-89	1
Bus Rapid Transit (BRT 3)	3800 S. Bountiful/US-89	US-89/Eagleridge Dr	1
Rail	Parrish Lane/Main St	1500 S./Main St	Unfunded
Bus Rapid Transit (BRT 3)	1500 S./Main St	3800 S. Bountiful/US-89	2
Rail	1500 S./Main St	3800 S. Bountiful/US-89	Unfunded
Bus Rapid Transit (BRT 3)	US-89/Eagleridge Dr	Salt Lake County Line	2
Rail	US-89/Eagleridge Dr	Salt Lake County Line	Unfunded
Bus Rapid Transit (BRT 3)	Salt Lake County Line	Salt Lake Intermodal	2
Rail	Salt Lake County Line	Salt Lake Intermodal Center	Unfunded
12. North Redwood Enhanced Bus (BRT 1)			
Enhanced Bus (BRT1)	500 S./Orchard Dr	500 S./Redwood Rd	2
Enhanced Bus (BRT1)	500 S./Redwood Rd	Salt Lake County Line	2
Enhanced Bus (BRT1)	Davis County Line	No. Temple/Redwood Rd	3

22. 1300 East (South) Bus Rapid Transit			
<i>Murray FrontRunner - Fashion Place West TRAX Station - Midvale - Fort Union</i>			
<i>Cottonwood Heights - Sandy - Draper</i>			
Bus Rapid Transit (BRT 3)	Fl Union/Union Park	1000 East/Pioneer Rd	3
23. 700 East Bus Rapid Transit			
<i>SL Central - South Salt Lake City - Millcreek - Murray - Holladay - Cottonwood Heights - Fort Union</i>			
Bus Rapid Transit (BRT 3)	200 S./700 E.	VanWinkle Expressway/Fl Union Blvd	3
24. State Street Bus Rapid Transit			
<i>Salt Lake Central - Capitol - South Salt Lake City - Mill Creek - Murray FrontRunner Station</i>			
<i>Midvale - Sandy FrontRunner Station - Draper FrontRunner Station</i>			
Enhanced Bus (BRT1)	200 S./300 W.	600 S./State Street	2
Bus Rapid Transit (BRT 3)	200 S.	600 S.	Unfunded
Enhanced Bus (BRT1)	600 S./State Street	Winchester St	1
Bus Rapid Transit (BRT 3)	600 S.	Interstate 80	2
Bus Rapid Transit (BRT 3)	Interstate 80	Winchester St	2
Bus Rapid Transit (BRT 3)	Winchester St	9000 S.	2
Enhanced Bus (BRT1)	9000 S.	Draper FrontRunner	1
Bus Rapid Transit (BRT 3)	9000 S.	Draper FrontRunner	3
25. Draper Line TRAX Extension (North)			
<i>10000 South TRAX Station - 12600 South TRAX Station</i>			
Light Rail	10000 S. TRAX Station	12400 S.	1
26. Draper Line TRAX Extension (South)			
<i>12600 South TRAX Station - Utah Co</i>			
Light Rail	Draper TRAX	14600 S./Interstate 15	3
Light Rail	14600 S./Interstate 15	Utah County Line	3
27. Redwood Road Bus Rapid Transit			
<i>Downtown Salt Lake - Salt Lake Central - I 80 - Airport East Hub - West Valley City</i>			
<i>Taylorville - West Jordan - South Jordan - Riverton - Draper FrontRunner Station</i>			
Bus Rapid Transit (BRT 3)	200 S./600 W.	Transit Ramp to Interstate 80	3
Bus Rapid Transit (BRT 3)	Interstate 80	East Airport Hub	3
Bus Rapid Transit (BRT 3)	Interstate 80	SR-201	3
Enhanced Bus (BRT1)	N. Temple	9000 S.	1
Corridor Preservation	9000 S.	12600 S.	1
Bus Rapid Transit (BRT 3)	SR-201	12600 S.	2
Corridor Preservation	12600 S.	12300 S./Pony Express Rd	1
Enhanced Bus (BRT1)	12600 S.	12300 S./Pony Express Rd	2
Bus Rapid Transit (BRT 3)	12600 S.	12300 S./Pony Express Rd	3
28. Bangert Highway Corridor			
<i>Downtown Salt Lake - Salt Lake Central - I 80 - Salt Lake International Airport</i>			
<i>Lake Park - West Valley City - Taylorville - Jordan Landing - West Jordan - Mid-Jordan TRAX</i>			
Bus Rapid Transit (BRT 3)	I-80/Bangert Hwy	Bangert Hwy/5400 S.	Unfunded
Enhanced Bus (BRT1)	Bangert Hwy/5400 S.	Mid-Jordan TRAX	Unfunded
29. 5600 West Corridor			
<i>Salt Lake CBD - SL Center - I 80 - Airport E. Hub - International Center - West Valley City - Kearns</i>			
<i>West Jordan - Daybreak</i>			
Corridor Preservation	SL International Airport	2700 S.	1
Bus Rapid Transit (BRT 3)	East Airport Hub	No. Temple/Interstate 80	3
Bus Rapid Transit (BRT 3)	Interstate 80/Wright Brothers	2700 S.	3
Bus Rapid Transit (BRT 3)	2700 S.	6200 S.	1
Corridor Preservation	6200 S.	11800 S.	1
Bus Rapid Transit (BRT 3)	6200 S.	11800 S.	3
Rail	East Airport Hub	11800 S.	Unfunded
30. West Bench Corridor Preservation (N. of 11400S.)			
<i>East Airport Transit Hub - Northwest Quadrant - Little Valley - 11400 South</i>			
Corridor Preservation	11400 S./8400 W.	Airport East Transit Hub	Unfunded
31. West Bench Corridor Preservation (11400 South)			
<i>11400 South/8400 West - Daybreak</i>			
Corridor Preservation	Daybreak TRAX Station	11400 S./8400 W.	1

SALT LAKE COUNTY, SPOT PROJECTS*			
Project and Major Stops			
Project type	From	To	Phase**
49. East Airport Transit Hub			
Transit Hub	1950 W./Redwood Rd		2
50. 3500 South Redwood Rd Park-And-Ride			
Park-and-Ride	3500 S./Redwood		3
51. 5400 South Redwood Rd Park-And-Ride			
Park-and-Ride	5400 S./Redwood		3
52. 3100 South/5600 West Park-And-Ride			
Park-and-Ride	3100 S./5600 W.		3
53. 6200 South/5600 West Park-And-Ride			
Park-and-Ride	6200 S./5600 W.		3
54. 5400 South/5600 West Park-And-Ride			
Park-and-Ride	5400 S./5600 W.		3
55. Fort Union Transit Center			
Transit Hub	Union Park Avenue/Fl Union Blvd.		3
56. Little Cottonwood Canyon Park-And-Ride			
Park-and-Ride	Mouth of Little Cottonwood Cyn		3
57. Big Cottonwood Canyon Park-And-Ride			
Park-and-Ride	Mouth of Big Cottonwood Cyn		3

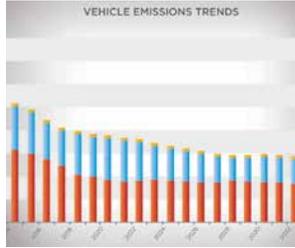
*Project segments shared by two or more projects are typically only shown in one project



13. Park City Corridor			
<i>SL Central - 200 S - U of U - Medical Center - Foothill - Interstate 80 - Summit Co. Line</i>			
Operations only	Salt Lake Central	Summit County Line	1
SALT LAKE COUNTY, EAST-WEST PROJECTS*			
Project and Major Stops			
Project type	From	To	Phase
32. Northwest Quadrant Corridor			
<i>SL CBD - Salt Lake Central - Interstate 80 - Airport East Hub - International Center - N.W. Quadrant</i>			
Rail	5600 W./Amelia Earhart	N.W. Quadrant	Unfunded
33. Sugarhouse Streetcar (First Phase)			
<i>Sugarhouse - South Salt Lake - North/South TRAX Line</i>			
Streetcar	2100 S. TRAX	Highland Dr/Sugarmont	1
34. Sugarhouse Streetcar (Westminster Segment)			
<i>Westminster College - Sugarhouse - South Salt Lake - North/South TRAX Line</i>			
Streetcar	Highland Dr/Sugarmont Dr	1700 S./1100 E.	3
35. Parkway Boulevard Bus Rapid Transit			
<i>SL CBD - SL Ctr - Interstate 80 - Airport E. Hub - Decker Lake - Lake Park - West Valley - Kearns</i>			
Bus Rapid Transit (BRT 3)	Redwood Rd/Parkway Blvd	5600 W./Parkway Blvd	3
36. 3900/3500 South Corridor			
<i>East Mill Creek - Holladay - South Salt Lake City - West Valley City - West Bench</i>			
Enhanced Bus (BRT1)	Wasatch Drive	Millcreek TRAX Station	2
Bus Rapid Transit (BRT 3)	Highland Drive	Millcreek TRAX Station	3
Bus Rapid Transit (BRT 3)	Millcreek TRAX Station	Redwood Rd	3
Bus Rapid Transit (BRT 3)	Redwood Rd	Constitution Blvd	3
Bus Rapid Transit (BRT 3)	3600 W.	6000 W.	1
Bus Rapid Transit (BRT 3)	6000 W.	9200 W.	2
Enhanced Bus (BRT1)	9200 W./3500 S.	Little Valley	3
37. Taylorville Murray Holladay Extension, Enhanced Bus (BRT 1)			
<i>Downtown Murray - Holladay - Wasatch Drive</i>			
Enhanced Bus (BRT1)	Box Elder/4800 S.	3900 S./Wasatch Dr	2
38. Taylorville Murray Corridor Central Segment			
<i>Murray CBD - Murray FrontRunner Station - Sorensen Research Park - SLCC Redwood</i>			
Enhanced Bus (BRT1)	Box Elder/4800 S.	SLCC Redwood Campus	1
Bus Rapid Transit (BRT 3)	Box Elder/4800 S.	SLCC Redwood Campus	2
39. Taylorville Murray Bus Rapid Transit West Valley City Extension			
<i>SLCC Redwood Campus - American Express - West Valley Intermodal Center</i>			
Enhanced Bus (BRT1)	4500 S./Redwood	W. Valley Intermodal Ctr	1
Bus Rapid Transit (BRT 3)	4500 S./Redwood Rd	W. Valley Intermodal Ctr	2
40. 5400 South Corridor			
<i>Murray FrontRunner - Taylorville - Kearns - USANA Amphitheater - West Bench</i>			
Enhanced Bus (BRT1)	Murray FrontRunner	6400 W.	2
Bus Rapid Transit (BRT 3)	Murray FrontRunner	6400 W.	3
Bus Rapid Transit (BRT 3)	6400 W.	7200 W.	2
Enhanced Bus (BRT1)	7200 W.	8400 W.	3
41. Fort Union Boulevard Corridor			
<i>Big Cottonwood Canyon - Cottonwood Corp Center - Ft Union - Midvale - Fashion Pl West TRAX</i>			
Mode Undetermined	Mouth Big Cottonwood Cyn	State St/Fort Union Blvd	3
Mode Undetermined	Mouth Big Cottonwood Cyn	State St/Fort Union Blvd	Unfunded
42. Big Cottonwood Canyon Corridor			
<i>Mouth of Big Cottonwood Canyon - Brighton</i>			
Enhanced Bus (BRT1)	Brighton Ski Resort	Mouth Big Cottonwood Cyn	Unfunded
43. 7000 South/7800 South Enhanced Bus (BRT 1)			
<i>Murray FrontRunner Station - Bingham Junction - Jordan Landing - West Bench</i>			
Corridor Preservation	State St	Bangert Hwy	1
Enhanced Bus (BRT1)	State St	Bangert Hwy/7000 S.	3
Enhanced Bus (BRT1)	Bangert Hwy/7000 S.	8400 W./7800 S.	3
44. 9000 South West Side Corridor			
<i>Sandy/South Jordan FrontRunner Station - Mid-Jordan TRAX Station</i>			
Bus Rapid Transit (BRT 3)	State St	Redwood Rd	3
Enhanced Bus (BRT1)	Redwood Rd	Mid-Jordan TRAX	3
45. Little Cottonwood Canyon Corridor			
<i>Alta - Mouth of Little Cottonwood Canyon</i>			
Bus Rapid Transit (BRT 3)	Gov's Bypass Rd (Alta)	Mouth Little CtnwoodCyn	Unfunded
46. 9400 South Corridor			
<i>Mouth of Little Cottonwood Canyon - Sandy - Sandy/South Jordan FrontRunner</i>			
Mode Undetermined	Mouth Little Cottonwood Cyn	State St	3
Mode Undetermined	Mouth Little Cottonwood Cyn	State St	Unfunded
47. 10200/10400 South Enhanced Bus (BRT 1)			
<i>South Jordan FrontRunner Station - Daybreak TRAX Station</i>			
Enhanced Bus (BRT1)	Jordan Gateway/10600 S.	Daybreak North TRAX	3
48. 12300/12600 South Bus Rapid Transit			
<i>Draper TRAX - Draper FrontRunner Station - Riverton - Herriman - Daybreak TRAX Station</i>			
Enhanced Bus (BRT1)	Draper TRAX	Pony Express Rd	2
Bus Rapid Transit (BRT 3)	Draper TRAX	700 East	3
Corridor Preservation	700 East	Pony Express Rd	2
Bus Rapid Transit (BRT 3)	700 East	Pony Express Rd	Unfunded
Enhanced Bus (BRT1)	Daybreak TRAX Station	Redwood Rd/12600 S.	2
Bus Rapid Transit (BRT 3)	Daybreak TRAX Station	Redwood Rd/12600 S.	3

*Project segments shared by two or more projects are typically only shown in one project

A VISION FOR THE WASATCH FRONT



Maintaining
Quality of Life for a
Booming Population

Wasatch Choice
for 2040 Vision

Improving
Air Quality

Utah's
Transportation Plans

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**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 24, 2015**

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.

[BACK TO AGENDA](#)

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 24, 2015**

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

January 23, 2015

NEW & ONGOING DEVELOPMENTS



Bravo Arts Academy and Daycare has started construction of their new facility located at 5165 South 1500 West.



Golden Spike Harley-Davidson has started renovation for their new location at 5152 South 1500 West. They will move to their new location in March.



The new addition and remodel of the Riverdale Fire Station is underway.

Riverdale Business Park

Construction on phase two of the Riverdale Business Park located at 5175 South 1500 West will begin soon.



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 24, 2015**

AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes from:
January 27, 2015 Work Session
January 27, 2015 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[January 27, 2015 Work Session](#)

[January 27, 2015 Planning Commission](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and two members of the public Weston Saunders and Jared Johnson.

Chairman Jones welcomed the Planning Commission members to the work session stating for the record that all were in attendance. Community Development Director Michael Eggett said there are no new updates to the Community Development Report. Chairman Jones asked for any changes or corrections to the previous meeting minutes and none were noted.

Chairman Jones said the first action item on the agenda is consideration of a conditional use permit to modify a Saunders Outdoor Advertising billboard for Ogden Regional Medical Center from partial electronic to a full digital sign. Mr. Eggett said the petitioners Weston Saunders and Jared Johnson with Saunders Outdoor Advertising are present and he reviewed the packet information and asked for any questions and none were noted.

Chairman Jones said the next item is consideration of setting a public hearing to amend Riverdale's electronic sign ordinance. Mr. Eggett reviewed some minor modifications recommended by City Attorney Steve Brooks and City Administrator Rodger Worthen as reflected in the version included in the packet. Mr. Eggett said following the Planning Commission work session discussion on this topic on January 13, 2014 he included language restricting the conversion of billboards to electronic signs within 200 feet of an occupied residential dwelling if the sign is facing the homes. He said Mr. Brooks commented that the amendments could be challenged and Chairman Jones asked who will challenge Riverdale's ordinance and Mr. Eggett said sign companies are always lobbying to make city and state laws less restrictive of their industry. Mr. Eggett passed around info provided by sign company Yesco about the light emitted from electronic billboards.

Chairman Jones asked for any discretionary items and Commissioner Hansen asked about staff's progress in getting more UTA covered bus stops in the city and purchasing additional residential parcels in the 550 West RDA Project Area. Mr. Eggett said he will follow up on the bus stop inquiry with UTA and the RDA may be considering the purchase of another property in the 550 West RDA Project Area but he cannot discuss specifics at this time.

Mr. Eggett said tonight's training document is entitled *Most Important Skills for Planning Commissioners to Have* and is a summary of the survey responses received from 180 Planning Commissioners around the country. Mr. Eggett said the top seven skills identified include the ability to listen, understand community issues and ordinances, be fair and open minded, be prepared, communicate effectively, analytical ability, and relevant experience. He asked for any questions or comments and none were noted.

There being no further business, the Planning Commission adjourned at 6:15 p.m.

Approved: February 24, 2015

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and three members of the public Weston Saunders, Jared Johnson and Craig Bielik.

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 except the petitioners present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett said there are no new updates to the Community Development Report. He asked for any questions and none were noted.

D. Consent Items

- 1. Consideration of meeting minutes from:
December 23, 2014 Work Session
December 23, 2014 Planning Commission
January 13, 2015 Work Session**

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

Motion: Commissioner Roubinet 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 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**

Chairman Jones said the first action item on tonight's agenda is consideration of a conditional use permit for a proposed billboard conversion to a full electronic sign. Mr. Eggett said in his opinion an electronic sign will have minimal impact at this location and the petitioner Saunders Outdoor Advertising has complied with all city ordinances and the request has been reviewed by Riverdale City Attorney Steve Brooks. Commissioner Hilton asked about the permanency of Ogden Regional Medical Center's (ORMC) lease with Saunders Outdoor Advertising and Weston Saunders said it will be a three year lease with a possible additional three year extension after which time Saunders will be able to run electronic advertisements for any business they contract with. Commissioner Hilton asked if ORMC's sign will have the ER wait time clock as part of their display and ORMC Representative Craig Bielik confirmed it will be, but 80 percent will be dedicated to other marketing messages similar to an existing billboard in Layton. Commissioner Hilton asked if the ER wait time will be a separate LED display and Mr. Saunders said no the wait time will be incorporated into the full electronic sign. Commissioner Hilton asked if any business will be able to advertise on this electronic sign after ORMC's contact ends and Mr. Saunders confirmed that is correct. Commissioner Hansen asked why the ORMC sign images were included in the packet and Mr. Eggett said the Planning Commission previously approved a partial electronic sign at this location for ORMC but this latest request is for a full electronic sign at the same location. He said Saunders is the petitioner on behalf of their client ORMC and Saunders will maintain the electronic sign and determine who advertises on it in perpetuity. No additional questions or comments were noted.

Motion: Commissioner Roubinet moved to send a favorable recommendation to the City Council for a Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. Commissioner Hilton seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Review, discuss and set public hearing for proposed changes to Riverdale's billboard ordinance regarding conversion of traditional billboards to electronic messaging billboards

Chairman Jones said the next item is consideration of setting a public hearing to amend Riverdale's electronic sign ordinance which was previously discussed in a Planning Commission work session on January 13, 2015. Mr. Eggett reviewed some minor modifications included in the latest draft of the ordinance included in the packet including recommendations by City Attorney Steve Brooks and City Administrator Rodger Worthen.

Mr. Eggett said prior to the public hearing he will work with Mr. Brooks to add new language stipulating that billboards that are closer than the 200 foot distance requirement may be converted to electronic signs as long as they are oriented completely away from any occupied residences. Commissioner Hilton said light pollution and its impact on residences may not be limited to sign orientation and Commissioner Hansen asked if light reflected from an electronic billboard could be regulated by Riverdale's nuisance ordinance. Saunders Outdoor Advertising Representative Jared Johnson gave a brief explanation of how LED lights reflect light directionally and said the impact of an electronic sign on an adjacent neighborhood would be minimal with an LED billboard. Mr. Eggett asked if there are concerns by the sign company of

adding language to address a sign's orientation and Mr. Johnson said he isn't opposed to light trespass language being added but it may not be necessary if the Planning Commission has a clearer understanding of LEDs and their low light bleed. Commissioner Hilton said his neighbors have been negatively impacted by light pollution from an LED sign for Riverside Storage whenever the dimmer malfunctions. He said he has serious concerns about the reflectivity of electronic billboards because issues have already arisen in Riverdale in connection with other electronic signs and he recommended that language be added to the amended sign ordinance to protect residential zones and minimize the impact. Mr. Eggett suggested adding language treating light impacts as nuisances following already established language for vehicular light impacts. Commissioner Hilton said he would like the nuisance standards added to the table on brightness in the electronic sign ordinance. Commissioner Hilton asked if Riverdale's wording is more lenient than other cities and Mr. Johnson said Riverdale's ordinance is well written and complies with state laws and the sign company standards which are even stricter than municipal and state laws. Commissioner Hilton said he is an advocate of digital signs but believes the Planning Commission has an obligation to insulate residential zones from commercial electronic light pollution. He said he is comfortable with the Planning Commission setting a public hearing to amend RCC 10-16-10 if the changes discussed today are incorporated into the final draft.

Chairman Jones said if an electronic sign's light bleeds onto residences can Riverdale require that the sign be reoriented to face away from the homes or what other options are available and Mr. Johnson said repositioning the angle of the billboard is the best solution for light bleed. Commissioner Hilton asked about louvers and Mr. Johnson said they aren't always effective and he shared an anecdote about a Traverse Mountain sign in Lehi.

Commissioner Hansen asked about electronic signs being used to assist law enforcement in an emergency or in locating a missing child and Mr. Johnson said Saunders and several other sign companies in Utah voluntarily participate in partnerships with the state police, FBI, and National Center for Missing and Exploited Children. Mr. Johnson said when an Amber Alert is issued the sign companies will display the information for two hours and then make regular updates a part of their regular sign rotation until the missing child is located. He said participation is voluntary at the sign owners' discretion and as the technology advances sign companies will likely partner with other agencies to run public notices warning the public about severe weather conditions, earthquakes, or terrorism alerts. No additional questions or comments were noted.

Motion: Commissioner Fleming moved to set public hearing for proposed changes to Riverdale's billboard ordinance regarding conversion of traditional billboards to electronic messaging billboards. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:57 p.m.

Approved: February 24, 2015

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder

DRAFT

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 24, 2015**

AGENDA ITEM: E1

SUBJECT: Public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-Sign/Zone Regulations

PETITIONER: Community Development

INFORMATION: [Executive Summary](#)

[Proposed changes to RCC 10-16-7 and 10-16-10](#)

[Planning Commission Meeting Minutes January 13, 2015](#)

[Planning Commission Meeting Minutes January 27, 2015](#)

[Notice of Public Hearing and Proof of Publication](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 2-24-2015

Petitioner: Riverdale City

Summary of Proposed Action

Recently there has been some discussion within the City leadership to review the off premise sign ordinance and electronic sign ordinance of the City Code as it relates specifically to electronic off premise signs within the community. As a result of this discussion, City staff has been working with the Planning Commission to put together amended language within the off premise sign ordinance and the electronic sign ordinance clarifying this matter as well as amending other minor items within the respective sign ordinances.

In order to move forward with any recommended City Code change, the City is required to hold a public hearing that has been advertised in accordance with State laws. The notice for the public hearing in this meeting has been fulfilled in accordance with State laws and interested parties were also notified.

Following this executive summary are the proposed language revisions (and public hearing notice information) to the off premise sign section (10-16-7) and electronic sign section (10-16-10) of Title 10, Chapter 16 "Sign Regulations" within the Riverdale City Code. This language has been available to the public for an extended period of time.

At the conclusion of the public hearing and discussion in this matter, the Planning Commission may make a motion to recommend City Council approval of the proposed code amendments as it relates to Title 10, Chapter 16 "Sign Regulations" in the City Code, approval of the proposed language with any additional amendments, or not approve the proposed language changes.

Ordinance Guidelines (Code Reference)

The City ordinances associated with the proposed language changes are found in the City Code within Title 10, Chapter 16 "Sign Regulations", specifically:

- Title 10, Chapter 16, Section 7: Off Premise Signs; and
- Title 10, Chapter 16, Section 10: Electronic Signs; and
- Any specific zoning designation standards found within the City when applicable to sign applications.

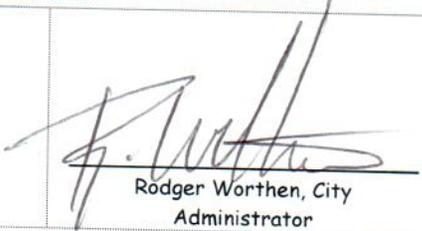
General Plan Guidance (Section Reference)

The General Plan is not applicable for guidance purposes in this matter.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator

10-16-7: OFF PREMISES SIGNS:

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)

A. Definitions

Off Premise Advertising Sign, Billboard: A detached or attached sign designed or intended to direct attention to a business, product, service, event or attraction, that is not sold, offered, or existing on the property where the sign is located. A form of an off-premises sign.

Off Premise Riverdale Business Sign: A sign for Riverdale City businesses which is placed on property directly adjacent to the business location and advertises only for that business. A form of an off-premises sign.

- B. The installation of additional Off Premise Advertising Signs is prohibited. Existing Off Premise Advertising Signs may continue as a conditional use as long as they are maintained in good repair and are free from damage per applicable Utah State Codes, specifically as found in the Utah Outdoor Advertising Act.
1. Existing Off Premise Advertising Signs are allowed to have routine maintenance and advertising copy changes including the repair or replacement of the advertising imagery, but shall only be allowed to increase the height, size, or the location thereof per UCA 10-9a-513 and in compliance with regulations found within the Utah Outdoor Advertising Act.
 2. Existing Off Premise Advertising Signs may be allowed to be converted to digital display advertising signs and shall be required to comply with all of the applicable provisions of the Riverdale City Code (specifically as found under Electronic Signs in City Code 10-16-10) and applicable Utah State Codes, specifically as found in the Utah Outdoor Advertising Act.
 3. Only Existing Off Premise Advertising Signs located adjacent to a Utah Department of Transportation Controlled Route may be allowed to be converted to digital display advertising signs. An Existing Off Premise Advertising Sign that is oriented toward and located within 200 feet of any residential dwelling may not be converted to a digital display advertising sign.
 4. Any enlargement, modification, upgrade, or conversion of an existing Off Premise Advertising Sign shall require approval as a conditional use.
- C. Riverdale City Business Off Premise Signs shall require approval as a conditional use.
- a. Permitted Riverdale City Business Off Premises Signs shall be counted as allowable sign area for the applying business, and may be installed upon recommendation and approval by the Planning Commission and the City Council. (Ord. 702, 5-6-2008)

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 **and all other applicable sections of the Riverdale City Code**. Electronic **on premise** 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 **or a residential dwelling unit located within 200 feet of an electronic sign**. 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
301 - 600	200 feet

601+

250 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.

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)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **January 13, 2015** at 6:04 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Weston Saunders with Saunders Outdoor Advertising.

Mr. Eggett said tonight's work session will be a discussion about amending Riverdale's billboard ordinance to stipulate under what conditions a traditional billboard can convert to an electronic messaging billboard. He said the city recorder compiled a history of the Planning Commission's previous discussions about billboards converting to electronic signs for reference in tonight's meeting packet. According to Mr. Eggett, state law regulates billboards and doesn't leave cities a lot of flexibility to impose additional restrictions on sign companies that wish to convert their traditional billboards to electronic signs. He said he reviewed the electronic sign ordinances for Layton, Ogden, Farmington and Salt Lake City and is proposing a distance measurement of 200 feet from the nearest residence for Riverdale. Mr. Eggett said six of Riverdale's 17 signs would be prohibited from converting to electronic signs because they are within 200 feet of a residential dwelling.

Commissioner Roubinet joined meeting in progress.

Mr. Eggett distributed copies of the amendments to the ordinance he is proposing in a draft document and read the following:

10-16-7: OFF PREMISES SIGNS:

~~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)

A. Definitions

Off Premise Advertising Sign (billboard): A detached or attached sign designed or intended to direct attention to a business, product, service, event or attraction, that is not sold, offered, or existing on the property where the sign is located. A form of an off-premises sign.

Off Premise Riverdale Business Sign: A sign for Riverdale City businesses which is placed on property directly adjacent to the business location and advertises only for that business. A form of an off-premises sign.

- B. The installation of additional Off Premise Advertising Signs is prohibited. Existing Off Premise Advertising Signs may continue as a conditional use as long as they are maintained in good repair and are free from damage per applicable Utah State Codes, specifically as found in the Utah Outdoor Advertising Act.
- a. Existing Off Premise Advertising Signs are allowed to have routine maintenance and advertising copy changes including the repair or replacement of the sign face, but shall only be allowed to increase the height, size, or the location thereof per UCA 10-9a-513 and in compliance with regulations found within the Utah Outdoor Advertising Act.
 - b. Existing Off Premise Advertising Signs may be allowed to be converted to Digital Display signs and shall be required to comply with all of the applicable provisions of Riverdale Code regarding Electronic Signs (as found in 10-16-10), and applicable Utah State Codes, specifically as found in the Utah Outdoor Advertising Act, and shall be located adjacent to a Utah Department of Transportation Controlled Route. Only Existing Off Premise Advertising Signs located 200 feet or more from any legally occupied residential dwelling may be converted to Digital Display signs and shall otherwise comply with all requirements listed within this section and the Riverdale City Code.
 - c. Any enlargement, modification, upgrade, or conversion of an existing Off Premise Advertising Sign shall require approval as a conditional use.
- C. Riverdale City Business Off Premise Signs shall require approval as a conditional use.
- a. Permitted Riverdale City Business Off Premises Signs shall be counted as allowable sign area for the applying business, and may be installed upon recommendation and approval by the Planning Commission and the City Council. (Ord. 702, 5-6-2008)

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 **on premise** 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
301 - 600	200 feet
601+	250 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.

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)

Mr. Eggett said cities are required to have a uniform electronic sign code so he is proposing replacing all references to "on premises sign" to read "sign". He said he also tried to address the Planning Commission's concern that on premise electronic business signs not advertise for businesses located outside of Riverdale City. Mr. Eggett said his predecessor Randy Daily created a light intensity table in 2012 which he has also incorporated into the latest proposed amendments to the sign ordinance.

Mr. Eggett said Riverdale is also subject to the Utah Outdoor Advertising Act and Land Use Act and he is proposing amending Riverdale's sign ordinance to allow a billboard or sign to be relocated in accordance with state law if it is damaged or destroyed by weather or vandalism.

Chairman Jones asked if City Attorney Steve Brooks has reviewed the proposed changes and Mr. Eggett said he provided the amended language to Mr. Brooks and City Administrator Rodger Worthen but they haven't review it or given him feedback yet.

Commissioner Hilton asked how many residences will be impacted by billboards converting to electronic signs and Mr. Eggett said three billboard signs are within 150 feet of homes and six signs are within 200 feet of homes. Commissioner Gailey asked if any electronic signs will be noncompliant if the proposed amendments are adopted by the City Council and Mr. Eggett said there are no electronic billboards in Riverdale to date and the sign proposed for conversion by Saunders Outdoor Advertising is more than 200 feet from the closest residence.

Commissioner Hilton suggested a subsection under Part B be its own paragraph and Chairman Jones recommended the subheading be designated with a number instead of a letter and Mr. Eggett noted the changes.

Commissioner Hilton asked about excluding billboards on Parker Drive from converting to electronic signs and Mr. Eggett said the proposed language would allow for electronic

sign conversion along UDOT roads. Commissioner Hansen said the State of Utah sets illumination standards for billboard and Mr. Eggett said they also regulate motion and have a mandatory eight second hold followed by a three second transition between ads for safety reasons.

Commissioner Hansen asked about the possibility of multiple signs in a row timing their advertisements for one client and Weston Saunders with Saunders Outdoor Advertising said that technology is years away and would be difficult to utilize with vehicles traveling at 70 mph on Utah freeways. Commissioner Hansen asked what prompted staff to bring these amendments forward at this time and Mr. Eggett said the Saunders request to convert a billboard to an electronic sign prompted the Council to ask for a review of Riverdale's ordinance.

Mr. Eggett reviewed the public notice requirements for sign companies and asked the Planning Commission if they would like to set a public hearing and Commissioner Hilton said he would like the proposed amendments to be reviewed by legal counsel before setting a public hearing. Commissioner Eskelsen asked if the Planning Commission could make setting the public hearing subject to a favorable recommendation from Mr. Brooks and Mr. Eggett said he isn't confident Mr. Brooks will have time to review the proposed amendment in time to give the sign companies notice about the public hearing and there was consensus to wait to set a public hearing.



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and two members of the public Weston Saunders and Jared Johnson.

Chairman Jones said the next item is consideration of setting a public hearing to amend Riverdale's electronic sign ordinance. Mr. Eggett reviewed some minor modifications recommended by City Attorney Steve Brooks and City Administrator Rodger Worthen as reflected in the version included in the packet. Mr. Eggett said following the Planning Commission work session discussion on this topic on January 13, 2014 he included language restricting the conversion of billboards to electronic signs within 200 feet of an occupied residential dwelling if the sign is facing the homes. He said Mr. Brooks commented that the amendments could be challenged and Chairman Jones asked who will challenge Riverdale's ordinance and Mr. Eggett said sign companies are always lobbying to make city and state laws less restrictive of their industry. Mr. Eggett passed around info provided by sign company Yesco about the light emitted from electronic billboards.



Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and three members of the public Weston Saunders, Jared Johnson and Craig Bielik.

1. Review, discuss and set public hearing for proposed changes to Riverdale's billboard ordinance regarding conversion of traditional billboards to electronic messaging billboards

Chairman Jones said the next item is consideration of setting a public hearing to amend Riverdale's electronic sign ordinance which was previously discussed in a Planning Commission work session on January 13, 2015. Mr. Eggett reviewed some minor modifications included in the latest draft of the ordinance included in the packet including recommendations by City Attorney Steve Brooks and City Administrator Rodger Worthen.

Mr. Eggett said prior to the public hearing he will work with Mr. Brooks to add new language stipulating that billboards that are closer than the 200 foot distance requirement may be converted to electronic signs as long as they are oriented completely away from any occupied residences. Commissioner Hilton said light pollution and its impact on residences may not be limited to sign orientation and Commissioner Hansen asked if light reflected from an electronic billboard could be regulated by Riverdale's nuisance ordinance. Saunders Outdoor Advertising Representative Jared Johnson gave a brief explanation of how LED lights reflect light directionally and said the impact of an electronic sign on an adjacent neighborhood would be minimal with an LED billboard. Mr. Eggett asked if there are concerns by the sign company of adding language to address a sign's orientation and Mr. Johnson said he isn't opposed to light trespass language being added but it may not be necessary if the Planning Commission has a clearer understanding of LEDs and their low light bleed. Commissioner Hilton said his neighbors have been negatively impacted by light pollution from an LED sign for Riverside Storage whenever the dimmer malfunctions. He said he has serious concerns about the reflectivity of electronic billboards because issues have already arisen in Riverdale in connection with other electronic signs and he recommended that language be added to the amended sign ordinance to protect residential zones and minimize the impact. Mr. Eggett suggested adding language treating light impacts as nuisances following already established language for vehicular light impacts. Commissioner Hilton said he would like the nuisance standards added to the table on brightness in the electronic sign ordinance. Commissioner Hilton asked if Riverdale's wording is more lenient than other cities and Mr. Johnson said Riverdale's ordinance is well written and complies with state laws and the sign company standards which are even stricter than

municipal and state laws. Commissioner Hilton said he is an advocate of digital signs but believes the Planning Commission has an obligation to insulate residential zones from commercial electronic light pollution. He said he is comfortable with the Planning Commission setting a public hearing to amend RCC 10-16-10 if the changes discussed today are incorporated into the final draft.

Chairman Jones said if an electronic sign's light bleeds onto residences can Riverdale require that the sign be reoriented to face away from the homes or what other options are available and Mr. Johnson said repositioning the angle of the billboard is the best solution for light bleed. Commissioner Hilton asked about louvers and Mr. Johnson said they aren't always effective and he shared an anecdote about a Traverse Mountain sign in Lehi.

Commissioner Hansen asked about electronic signs being used to assist law enforcement in an emergency or in locating a missing child and Mr. Johnson said Saunders and several other sign companies in Utah voluntarily participate in partnerships with the state police, FBI, and National Center for Missing and Exploited Children. Mr. Johnson said when an Amber Alert is issued the sign companies will display the information for two hours and then make regular updates a part of their regular sign rotation until the missing child is located. He said participation is voluntary at the sign owners' discretion and as the technology advances sign companies will likely partner with other agencies to run public notices warning the public about severe weather conditions, earthquakes, or terrorism alerts. No additional questions or comments were noted.

Motion: Commissioner Fleming moved to set public hearing for proposed changes to Riverdale's billboard ordinance regarding conversion of traditional billboards to electronic messaging billboards. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.



February 3, 2015

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, February 24, 2015

Which begins at 6:30 p.m.

Riverdale Civic Center

4600 Weber River Drive

Riverdale, Utah

Riverdale City will hold a public hearing to receive and consider public comment on a proposed amendment to Riverdale City Code 10-16 SIGN/ZONE REGULATIONS. The new proposed language is attached to this notice and can also be viewed on the city's website at www.riverdalecity.com. All residents are invited and encouraged to attend.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

February 3, 2015

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday February 24, 2015 the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16 SIGN/ZONE REGULATIONS. The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited. To view the new proposed language please visit the city's website at www.riverdalecity.com.

Publish one time on or before February 14, 2015.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
Riverdale City Recorder
Fax: 801-399-5784
Phone: 801-394-5541 ext 1232
eherrick@riverdalecity.com

STANDARD EXAMINER
OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 02/12/15 11:41 by dmailo

Acct #: 100310

Ad #: 568811 Status: N

RIVERDALE CITY CORP
4600 S WEBER RIVER DR
RIVERDALE UT 84405-3782

Start: 02/14/2015 Stop: 02/14/2015
Times Ord: 1 Times Run: ***
LEGL 1.00 X 1.51 Words: 81
Total LEGL 1.75
Class: 30090 LEGALS
Rate: LEGLS Cost: 63.25
Affidavits: 1

Contact: EMBER HERRICK
Phone: (801)394-5541ext
Fax#: (801)399-5784ext
Email: @riverdalecity.com
Agency:

Ad Descrpt: HEARING SIGN 2/24/15
Given by: EMAIL EMBER HERRICK
Created: dmail 02/12/15 11:37
Last Changed: dmail 02/12/15 11:40

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
SE	A	97	S	02/14			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

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Pub.: February 14, 2015. 568811

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 24, 2015**

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.

[BACK TO AGENDA](#)