



RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West Richmond, Utah at 7:00 P.M. on Tuesday, October 1, 2019.

Commission Members Present: Jay Bair, Cache Christensen, Jessica Dunyon, Amber Ervin, Vern Fielding, Jerry Kidd

Staff Present: City Administrator Jeremy Kimpton, City Engineer Darek Kimball, Mayor Jeff Young, Council Member Tucker Thatcher and Council Member Kelly Crafts

Others Present: Curtis Knight (Richmond Storage LLC), Keith Johnson, Aaron Cain (YESCO), Lee Lower (Lower Foods), Jonathan Badger (Lee's Marketplace), Debbie Zilles

The meeting was called to order at 7:00 P.M. by Chairman Jerry Kidd.

Approval of the August 6, 2019 meeting minutes.

Minutes from the August 6, 2019 meeting were reviewed. Jay moved that the minutes be approved as submitted. Vern seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote: None

Absent: None

Welcome and Introduction of new Planning Commission members, Amber Ervin and Cache Christensen

Discussion and possible vote on the Conditional Use Permit request by Curtis Knight, agent for Richmond Storage LLC, to have storage units and outside storage at approximately 550 West Main. Parcel 09-067-0003.

Curtis explained that the request is for two buildings of storage units with outdoor storage. Curtis would like to have two signs, one for the business and one 8'x16' pole sign for off-site advertising. He owns the property to the west that he would like to eventually annex into the city for commercial use as well.

Jessica asked about access. Curtis said it will be off Main Street. There will be two access points as required by the Fire Department. Curtis would like to keep one locked and used only for emergency access. The 9.5-acre property borders the railroad tracks on the east side. Jessica asked if anyone had concerns about the access. Jay said, because it is a state road, it will be dictated by UDOT (Utah Department of Transportation). Curtis said they will be coordinating with UDOT.

Cache asked about the plan for landscaping. Curtis explained that he takes great pride in maintaining his properties to attract customers. The plan is for trees and rocks, which seems to work better than grass. Curtis has been in the business for 37 years and takes good care of his units. Years ago, he helped law enforcement catch burglary suspects by providing camouflaged surveillance for 15 days.

Curtis confirmed Vern the drive areas will be an asphalt surface with gravel off to the sides. There will be an access-controlled gate with security cameras. If more units are added in the future, he would consider adding an on-site manager.

Tucker asked Curtis if he had researched what needs to be done to add a fire hydrant. Jeremy provided Curtis with the review from the Fire Chief and the requirements for fire flow which was just received.

Jay had concern with the idea of the pole sign, which would be categorized as a billboard sign in the City Code. The code only allows a maximum size of 9'x12'. Curtis said he will ensure that the signage meets all applicable requirements.

Jay asked about the size of the sign located across from North Cache, Keith Johnson said they are 10'x6'.

Jerry asked about the property not yet annexed into the City. Curtis said to make the best use of the property, he would like it to be zoned commercial and would even consider a commercial subdivision. Vern suggested something like a small business park with spaces for starting businesses.

Curtis confirmed for Jessica that there will be 140 units per building. Each building will be 40' wide with various-sized units available. Curtis would like to build one building at a time.

Curtis confirmed for Vern the buildings will be split faced cinder block, like the ones in Logan at 1050 North 600 West.

Jessica said this is a good location for storage units. Jessica is only concerned with the access. Curtis said they will work with UDOT and can always add an access from 800 West. Amber recommended the east access be locked/controlled because if RV's are stored, there will not be enough clearance/visibility between the railroad tracks and the hill, which limits visibility.

***** A motion was made by Jessica to approve the Conditional Use Permit request by Curtis Knight, agent for Richmond Storage LLC, to have storage units and outside storage at approximately 550 West Main. Parcel 09-067-0003. Vern seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote: None

Absent: None

Discussion and possible vote on Ordinance 2019-10, an ordinance modifying and updating Chapter 12-700 “Signs”, Part 12-702 “Types of Signs”, Section D “Sign Designs Not Permitted in Richmond City” and “Sign Reference Chart”. This ordinance would adopt what is allowed regarding garage/yard sale signs as well as real estate signs.

Tucker explained the City Council has been reviewing the ordinance for the past few months to come up with the proposed changes.

Cache asked if this is limited to only garage/yard and real estate signs or if it would include small social event signs (e.g. wedding, reunion, party). Jerry said he believed they would be similarly enforced.

Jessica said the proposed changes are straightforward and seem simple to manage.

***** A motion was made by Vern to approve Ordinance 2019-10, an Ordinance modifying and updating Chapter 12-700 “Signs”, Part 12-702 “Types of Signs”, Section D “Sign Designs Not Permitted in Richmond City” and “Sign Reference Chart”. Jessica seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote: None

Absent: None

General discussion with Planning Commission, City Council, Mayor, representatives of local businesses and a sign installer on LED signs, sizes, capabilities and the current City Code.

Keith Johnson is with the company that installed the Lower Foods EMC sign and said he was happy to answer questions and offer his professional opinion.

Jessica asked if the current sign at Lower’s was legal since it has been turned on? Mayor Young said an email was sent out; it has been running as a test. Mayor Young asked Keith what brightness level it has been operating on. Keith said it is 50% during the day and 15% at night and noted that no sign needs to run at 100% brightness. Each City has different requirements (usually written into the regulations as lumens). Many cities consider how close a sign is to a residential area (generally 300’) to avoid light pollution. Jessica thinks the sign looks nice.

Vern asked for Keith’s perspective in an overall assessment of the current sign ordinance in relation to other communities in Cache Valley. Keith said Richmond’s current ordinance is out-of-date. Most other communities have EMC requirements. He noted that there has been some discussion about the Lower’s sign being too large for a monument sign; however, it is considered a pylon sign because of the height, not a monument sign. A monument sign is generally considered a sign that is a certain amount of feet from surface level; a pylon (pole) sign is a different category and are often allowed in clear view areas.

Jay pointed out that the landscaping has been adjusted and the finished grade has been modified, which, in his perception, makes it a monument sign. Keith said they consider the sign to be skirted by a rock wall and therefore a pylon (pole) sign, but he understands Jay's opinion.

Vern said he has received mainly positive feedback. Jessica agreed.

Keith said Electric Message Centers (EMC) need to be allowed at some point. Keith suggested allowing leniency to begin with because regulations can be tightened if necessary. Keith recommended the City control how the content is displayed so as not to become distracting.

Amber said a concern for many people she has spoken with is the Sterling Medical ad that runs on the Lower sign, especially the bright white background. Amber asked how adjustable the lighting can be. Keith agreed and said several ads were tested to garner feedback. Brightness is an element that can certainly be controlled.

Jay asked if the City had received any formal feedback. Jeremy said there have been no comments. Mayor Young and city councilmembers have received overall positive comments, except for the bright white color, as mentioned, and the dimness of the sign during the day. The other consideration is height; Moonlight Diesel has a large EMC sign, but because it is up higher it seems less distracting.

Vern asked about security regarding the content and the possibility of someone hacking into the system and putting up something offensive. Jessica said whenever there is a computer involved that is always a possibility.

Vern asked if Keith was aware of any situations where a portion of ad time was donated for community/public/emergency events. Keith said it is not a standard; however, he has seen circumstances where that does happen. Lee Lower said they would be happy to include community information and work with the City.

Cache researched some empirical data to help back up a decision regarding the brightness and found some studies done by the International Sign Association (ISA) which recommend that EMC's not exceed 0.3 foot candles (fc) over the ambient lighting conditions when measured at the recommended distance and based on the EMC size. Keith said ISA is a great resource and most of what they recommend is appropriate.

Jay said the current Code references the intensity of light by nits; he asked Keith what percentage a nit would equate to. Keith said he would have to do some research to come up with that specific data.

Jerry asked about good examples of an ordinance from another community that could be used as a starting point. Keith said EMC's generally follow the same industry guidelines, he is happy to put together some information and suggested looking at other ordinances within Cache Valley.

Jessica asked the Commission what the biggest issue of concern is. Vern said he would like to hear from the business owners about their thoughts and what their needs might be. Keith said businesses use signs to promote their business and the community and want them to look nice.

Cache asked if there was a formula that can be used in relation to the size of the sign based on the distance from the road. Keith said he could provide that information. Generally, pole signs can be taller, the further away from the road they are located. There are often unique situations, locations or characteristics of an area that conditions can be based on. Jay would like to see the industry's standard information put together for review. Keith said he will pull together some information and give it to Jeremy.

Lee Lower thanked the Commission for the opportunity to come in. Lower Foods sign was installed with good intent and something that fit the location and size of the campus; he appreciates the City working with them and is open to including community advertising content. Lee confirmed for Jessica that the sign size is 8'x12' (96 square feet).

Mayor Young likes the idea of regulations based off a formula that takes into consideration various factors (e.g. location, campus size, height, distance) to accommodate different scenarios. Keith mentioned that multi-tenant complexes should also be considered as part of a possible scenario and how those should be managed.

Jonathan Badger is excited to be a future part of the Richmond community. As Keith mentioned, the multi-tenant element, will be a big part of the discussion.

Aaron Cain, from YESCO, said nits are the measuring factor used for brightness. ISA is a good medium to help make judgment calls because they have done the research. There are auto-dimming features that can be set up to match the regulations. The ordinances that seem to work the best are those that refer to following the mandated guidelines, instead of trying to define what the specific nits should be. The goal is to balance the requirements with being business-friendly. An ordinance should not be too restrictive to prohibit business from coming in. Signs generally match the community they are in. North Ogden City's ordinance is overly restrictive; however, Ogden City has a good ordinance which can be used as an example. Within Cache Valley, Logan City's EMC portion is quite restrictive, North Logan and Smithfield (although young in the development stage) have good ordinances.

Vern is in favor of creating a reasonable approach that can be business-friendly for the ability to attract future sales tax revenue.

Aaron said cities that can provide for different allowances in different locations are generally most successful.

Jay asked if the future site development for Lee's Marketplace in Richmond would be like the Smithfield location. Jonathan said it would be based on similar distances. Darek noted that from a traffic engineering standpoint, there will need to be a setback meeting the sight distance requirement.

Jessica asked if anything specific should be considered with ever-changing technology. Aaron said he does not anticipate any big changes soon.

Mayor Young thanked everyone for the good discussion and input. It is always difficult to deal with issues that affect the community. The intent is to successfully represent Richmond with an understanding of the past and looking to the future in finding the right balance to make appropriate decisions. This has been a great discussion for consideration; there is great value in bringing in industry experts to help make valuable choices for the community.

Vern appreciates the work on the Lower Foods sign, he realizes there was no intent to “pull anything over on the City” when it was installed, they have spent money to help make the entrance to the City look great.

Jerry said there has been quite a bit of good information shared, he would like have specific information pulled together to review and discuss at the next meeting.

Jessica encouraged the Commission to commit to doing some homework and research prior to the next meeting’s discussion.

Keith noted that some franchises (e.g. Crumble, Taco Time, Costa Vida) require signage to be up for two months to create a presence prior to opening. Jonathan agreed and said he has empty tenant spaces in Smithfield and without signage being visible from the highway, many businesses are not interested.

Aaron noted that ISA has an individual who helps educate cities, he will pass this information along to Jeremy.

***** Motion to adjourn was made by Vern, seconded by Jessica. Vote was unanimous

The meeting was adjourned at 8:22 P.M.

Jerry Kidd, Chairman

Minutes submitted by: Debbie Zilles