



## MINUTES

Oakley City Planning Commission

Work Session Meeting

March 15, 2023

6:00 p.m.

Anchor Location: City Hall and Zoom Meeting Platform

### AGENDA

1. Call the meeting to order
2. Discussion/Possible Action: Oakley Diner Signage application. Applicant requested further discussion regarding the proposed signage for Oakley Diner.
3. Adjourn

### Minutes

1. Call to order and roll call:

**Planning Commission:** Chairman Cliff Goldthorpe; Commission Members: Richard Bliss, Kent Woolstenhulme, Jan Manning, Steve Maynes

**Absent:** Doug Evans

**City Staff:** Stephanie Woolstenhulme, City Planner

**Other:** Trevor Norris, Dick Woolstenhulme

2. Discussion/Possible Action: Oakley Diner Signage.  
Planner Stephanie Woolstenhulme gives update as included in staff report.

### PROPOSAL:

The applicant wishes to discuss overall signage plan, including rear of building, and signage conditions placed by Planning Commission at March 1, 2023 meeting.

### FINDINGS OF FACT

1. The proposed project is located at 981 W. Weber Canyon Road
2. Property is located in the VM Zone with current commercial use.
3. Building Permit 891-22 for remodel was approved on 10/26/2022.
4. Signage has opaque top and sides.
5. Conditions on signage from 3/1/2023 meeting are as follows:
  - a. Eliminate sign #3
  - b. Signage on building can remain as sized but LED luminous tubes must be dimmable.
  - c. Shut off time for sign #4 at 10:00 p.m.

- d. Due to allowable sizing of on-building signs, no freestanding sign for North side of building will be allowed.

### SUMMARY OF ALLOWABLE SIGNAGE

#### 1. North Side

- a. Less than 300' of road frontage to Weber Canyon Rd = 1 freestanding sign up to 40 sq feet.
- b. Linear building footage of ~70' (1sq ft per 5 ft) = 14 sq ft of signage
  - i. Proposed on-building sign (sign 1) = 38 sq ft.
  - ii. Proposed pole sign (sign 3) = 28 sq feet

#### 2. East Side

- a. Linear building footage of ~52' (1 sq ft per 5 ft) = ~10 sq ft of signage
- b. No sign proposed on East sign

#### 3. West Side

- a. Less than 300' of road frontage to SR32 = 1 freestanding sign up to 40 sq feet.
  - i. Freestanding Pole Sign (sign 4) = 20 sq ft
- b. Linear building footage of ~ 52' (1 sq ft per 5 ft) = ~10 sq ft of signage
  - i. Proposed on building sign (sign 2) = 22 sq ft

#### 4. South Side

- a. Linear building footage of ~70' (1sq ft per 5 ft) = 14 sq ft of signage
  - i. No currently proposed sign

### ITEMS OF CONSIDERATION

1. Lumen output cannot be determined until sign is manufactured and tested.
2. According to Allied Sign, this type of signage has been used successfully in other dark sky communities.
3. LED luminous tube lighting is dimmable
4. Possible to determine the amount of light trespass from signage?
5. Code allotment for signs = 1 sq ft of sign per 5 continuous linear feet of building where sign mounted (see summary above.)

General discussion regarding signage application.

Trevor Norris offers clarification on signage. All signage is dimmable or able to be turned off. Applicant desires Sign 3 (rooftop sign on Northeast roof) as this is the new entrance to Diner. Would also like to add a freestanding sign on North side as power lines may make it difficult for sign to be placed on west. Presented future signage for 2 businesses on backside of building. Conceptual signage for rearside will not internally lit. Placed on face of retaining wall. They will be lit from a downward-facing light above. Proposed freestanding sign on west would include a "stacked sign" to adverse both businesses.

**Steve Maynes:** concerns that rooftop sign does not actually give clear direction to entrance.

**Jan Manning:** similar concerns. Placement may help purpose. Move sign to east so it is over entrance door.

**Trevor Norris:** Question as to whether leased land counts toward road frontage. If no signage granted for rear, could painted graphics be put on cement retaining wall.

**Richard Bliss:** Respects what trying to do and formulating questions.

**Kent Woolstenhulme:** With freestanding sign on north side, the square footage far exceeds allotment

**Cliff Goldthorpe:** People will have no problem seeing diner. Concern if sign is placed too close to SR32 and Weber Canyon Road intersection. Would need to check with DOT.

**Jan Manning:** Concerned that signage is excessive especially considering the low speeds of SR 32 (35MPH) and Weber Canyon Road (20MPH.)

**Trevor Norris:** Sign package for basement business will come at later time.

**Cliff Goldthorpe:** Unable to approve sign package permit tonight based on no presentation for all desired signs.

**Steve Maynes:** Conversation has been helpful. Missing visual conceptals of all signs.

**Trevor Norris:** Concerned that signs not only advertise business, but signs also build brand.

**Kent Woolstenhulme:** Possible to advertise all 3 business with one sign?

**Steve Maynes:** Asks to explain business branding. Needs whole concept.

**Trevor Norris:** Ownership team very passionate about the quality and branding of this project.

**Richard Bliss:** offers thought that maybe a freestanding on west, moved south a little bit could advertise all 3 businesses.

**Cilff Goldthorpe:** We need a sign application that clearly states the sign and specific location.

**Stephanie Woolstenhulme:** Overall signage square footage allotment needs to be kept in tact for each side. Most effective freestanding sign will be on SR 32, not on North side.

Trevor Norris will take Planning Commission discussion and suggestions back to ownership and sign company. He will contact Stephanie for a meeting with an amended application.





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111 **Cliff Goldthorpe** motions to adjourn the meeting. **Kent Woolstenhulme** seconds motion.  
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114 Minutes accepted as to form this 2<sup>nd</sup> day of May 2023.  
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118 Cliff Goldthorpe, Chairman

  
Tristin Leavitt, City Treasurer