



Oakley City Planning Commission

STAFF REPORT 3 – Oakley Diner – Signage

To: Oakley City Planning Commission
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: March 29, 2023
Type of Item: Signage review. VM Zone.
Process: Administrative.

RECOMMENDATION: Staff recommends that the Planning Commission review and approve or deny the signage application for Oakley Diner according to the findings of fact, conclusions of law and any condition set forth by the Commission.

PROJECT DESCRIPTION

Project Name: Signage – Oakley Diner
Applicant(s): Allied Electric Sign
Property Owner(s): Deer Meadows Enterprises
Location: 981 W. Weber Canyon Road
Parcel Number(s): OT-40-A
Size: .51 acre
Zone District: VM Zone
Adjacent Land Uses: Commercial/Residential
Existing Uses: Commercial

PROPOSAL:

The applicant wishes to obtain approval for sign permit to include the following:

1. Sign 1 - North On-building sign ~38 sq feet. LED dimmable tube lighting. No changes.
2. Sign 2 - West On-building sign ~ 22 sq feet. LED dimmable tube lighting. No changes.
3. Sign 4 - West Freestanding Sign ~ 30 sq feet (10 feet larger than original proposal.)
Mixture of LED tube lighting and bulbs.
 - a. Option 1 – bulbs and LED tubes on independent switches so that bulbs can be turned off at 10 pm and LED remains on and dimmed; or,
 - b. Option 2 – entire sign will have turn-off switch by 10 p.m.

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 – Total allowable ~54 sq feet signage
 - 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.**
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 – Total allowable ~ 50 sq feet signage
 - a. Less than 300' of road frontage to SR32 = 1 freestanding sign up to 40 sq feet.
 - i. **Proposed Freestanding Pole Sign (sign 4) = 30 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.)

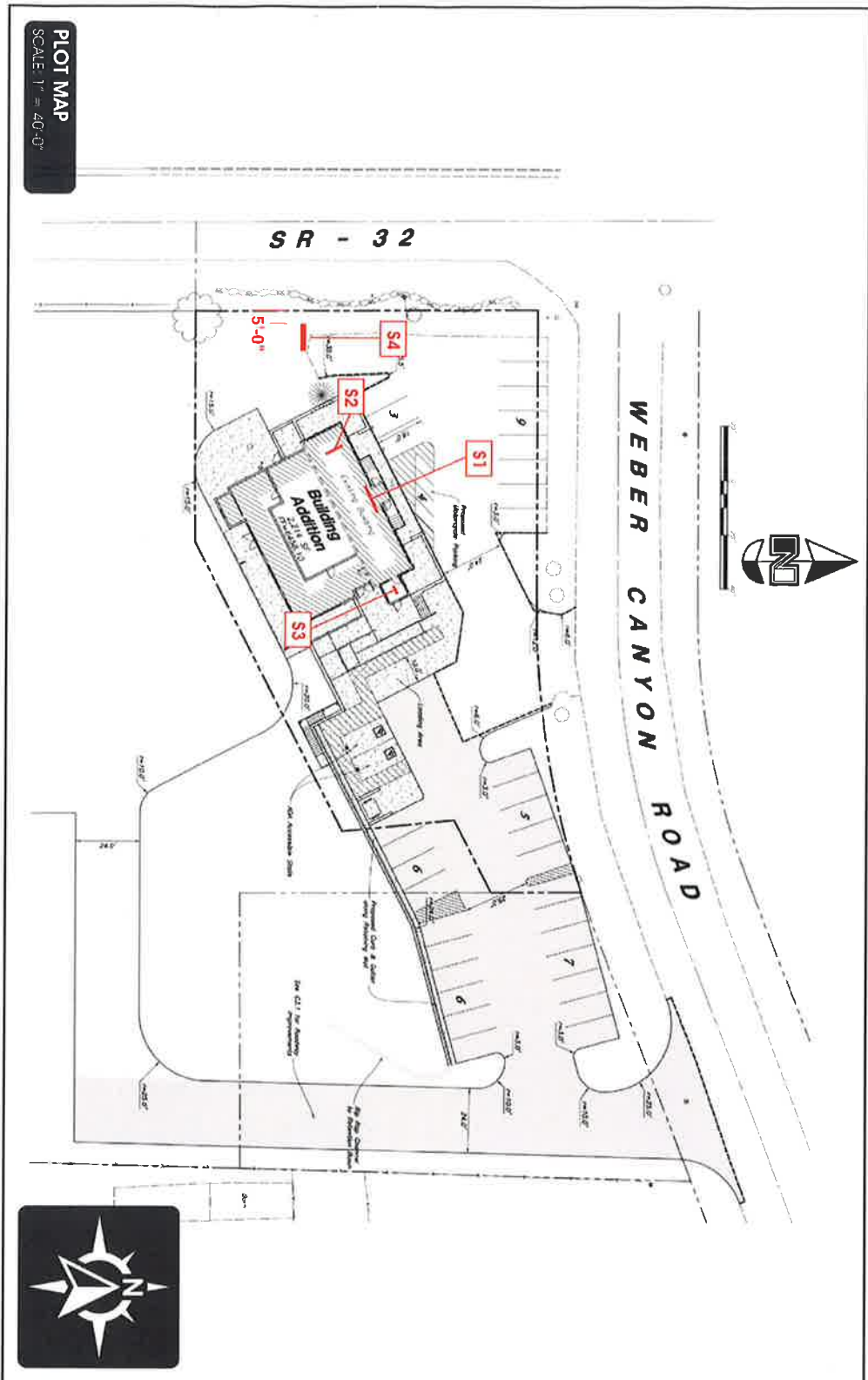
The Planning Commission is empowered to require additional, reasonable improvements to mitigate any detrimental effects to surrounding property and residents and to safeguard the general welfare of future residents.

PLOT MAP

PERMIT
PERMIT READY ARTWORK

DESIGN LEGEND

- S1:** LED ROPE LIT CHANNEL LETTERS
- 4'-5 1/2" x 8'-8" OVERALL
- S2:** LED ROPE LIT CHANNEL LETTERS
- 3'-4" x 6'-6" OVERALL
- S3:** ROOFTOP D/S POLE SIGN
- 8'-0" x 5'-4" OVERALL
- S4:** INTERNALLY LIT D/S POLE SIGN
- 12'-0" x 7'-0" OVERALL



PLOT MAP
SCALE 1" = 40'-0"

FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING

Utah Contractors: 375809-5501 - Nevada: 60486 - Colorado: LIC000247443

Idaho: RCE-29969 - Wyoming: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBIT



CLIENT: Oakley Diner
ADDRESS: 091 W. Weber Canyon Rd
Oakley, UT 84055

CONTACT: Dan Wickelison
PHONE: 386.292.2409
EMAIL: dan@allied-sign.com

SALES APPROVAL:
Designer: Joeckn
Sales: Joy Bringham - 801.698.6702
DATE: 02/14/23

www.allied-sign.com

| SURVEY | CUSTOMER APPROVAL | DATE |
|--|---------------------------------|------|
| PERMIT <td>LANDLORD APPROVAL <td>DATE</td> </td> | LANDLORD APPROVAL <td>DATE</td> | DATE |

ATTIONS: HQ SALT LAKE CITY: 1920 S. 900 W. SLC, UT - OGDEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 - UTAH COUNTY: 1852 N. PARKWAY COURT, SPRINGVILLE, UT 84653 - LAS VEGAS: 6845 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

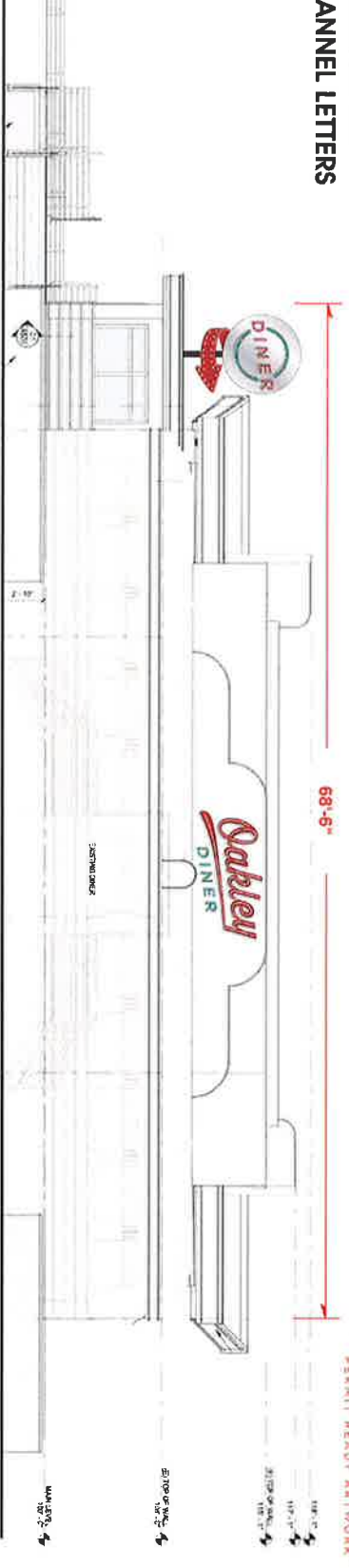


NORTH & SOUTH ELEVATIONS OPEN-FACE LED ROPE LIT CHANNEL LETTERS & ROOFTOP POLE SIGN

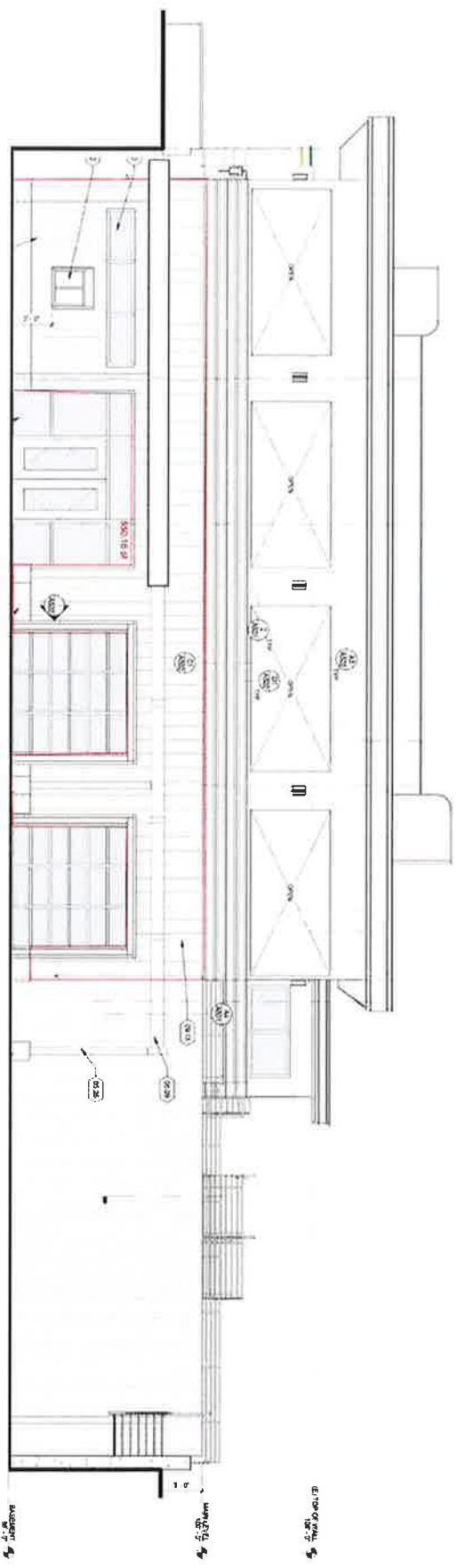
ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

PERMIT
PERMIT READY ARTWORK

SQUARE FOOTAGE BREAKDOWN
FASCIA: 68'-6" In Length
CODE ALLOTMENT (1 SF PER LINEAR FT) = 68.6 SF
PROPOSED SIGNAGE: 67 sq. ft.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FILE LOCATION: Company/Shared / Current Projects - Allied / Ockley Diner / 03 DESIGNER DRAWING

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5 YEAR LED WARRANTY

CLIENT: Ockley Diner
ADDRESS: 991 W. Weber Canyon Rd.
Ockley, UT 84055

CONTACT: Don Mickelson
PHONE: 365.262.2409
EMAIL: dmickelson@allied-sign.com

SALES APPROVAL:
Designer: Joeelyn
Sales: Jay Bingham - 601.698.6702
DATE: 02/14/23

SURVEY PERMIT

CUSTOMER APPROVAL
LANDLORD APPROVAL

| DATE | DATE |
|------|------|
| | |

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ATIONS: HQ 3621 LAKE CITY, 1920 S. 900 W. SLC, UT - OGDEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 • STAR COUNTY: 1852 N. PARKWAY COURT, SPRINGVILLE, UT 84663 • LAS VEGAS: 6845 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

NORTH ELEVATION

OPEN-FACE LED ROPE LIT CHANNEL LETTERS

ALIGNED TO MANUFACTURE & INSTALL
 QTY (1) SET OF OPEN-FACED LED ROPE LIT CHANNEL LETTERS

POWER REQUIREMENTS:
 PROVIDED BY OTHERS
 (1) 20 AMP Circuit / 120 Volts

ACCURATE FIELD SURVEY REQUIRED
 PRIOR TO FABRICATION

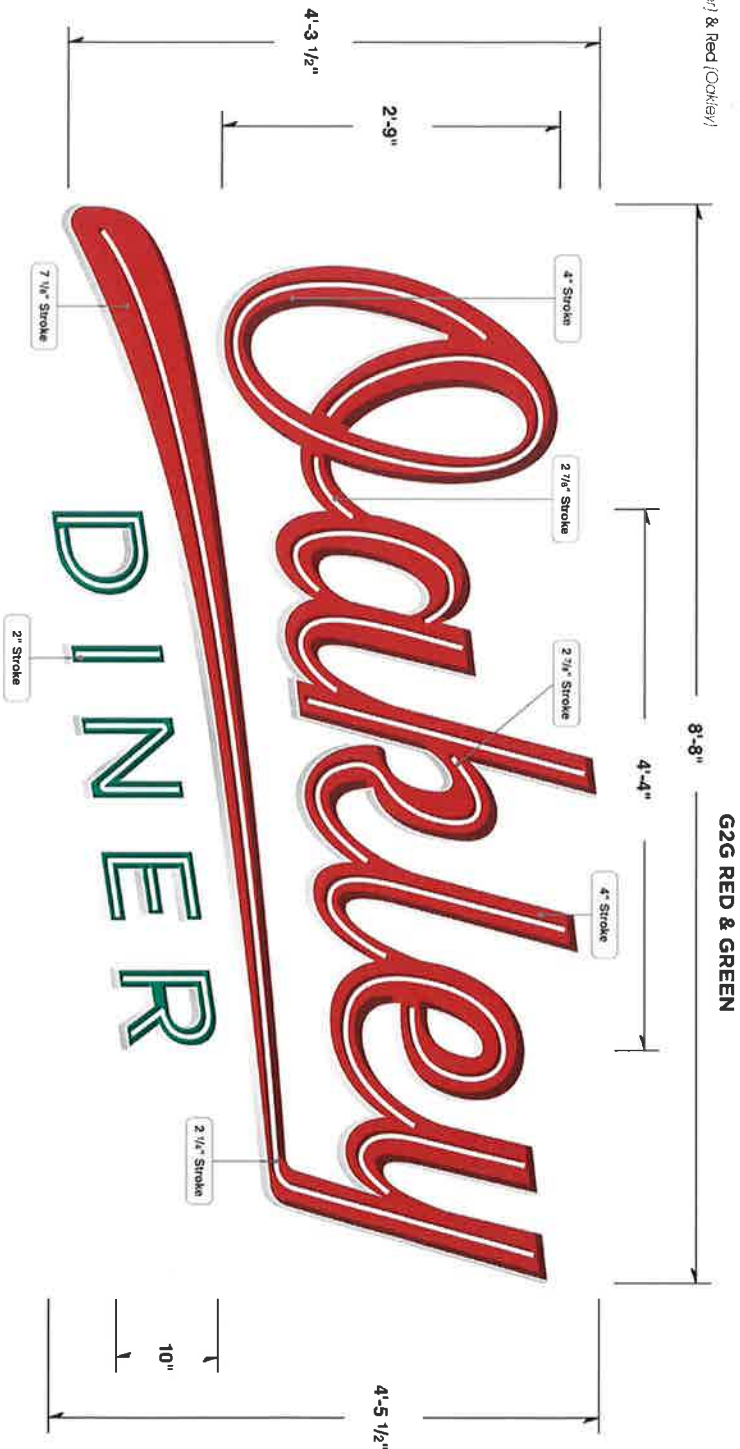
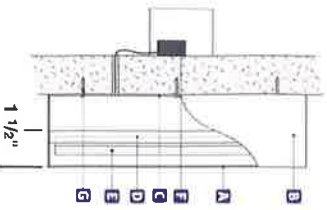
PERMIT
 PERMIT READY ARTWORK

- A FACES: Open Faced
- B RETURNS: 3" .040 Aluminum Painted P3
- C BACKS (LETTER INTERIOR): .063 Aluminum Stock Color
- D BACKER PANEL: 1/2" Sinter Painted P1 & P2
 - Routed Out to Inlay G2G Flex Tube
 - Recessed into Letter 1 1/2"
- E ILLUMINATION: G2G Aurio Flex Mini LED Tube in Green (Diner) & Red (Cockley)
- F TRANSFORMER: Remote Housed in Transformer Box
- G MOUNTING: Flush to Facade

- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others

PAINT SCHEDULE:

- SCHEM & PRINT COLORS MAY VARY
- P1: Valspar 30747, Semi Gloss
- P2: Valspar 32915, Semi Gloss
- P3: Valspar 64476 Silver, Semi Gloss



OPEN-FACE LETTERS: **38.6 SQ. FT.**

FILE LOCATION: Company/Shared / Current Projects - Allied / Cockley Diner / 03 DESIGNER DRAWING



CUSTOMER: Cockley Diner
 ADDRESS: 991 W Weber Canyon Rd
 COCKEY, UT 84035

CONTACT: Dan Mickelson
 PHONE: 385.262.2409
 EMAIL: dan@allied-sign.com

SALES APPROVAL:
 Designer: Joeekhn
 Sales: Joy Ringrom - 801.698.6702
 DATE: 02/14/23

SURVEY PERMIT

CUSTOMER APPROVAL

DATE

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NORTH ELEVATION NIGHT VIEW

**ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION**

PERMIT
PERMIT READY ARTWORK



SCALE: NOT A SCALE

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| | | | | | |
|--|--|---|---------------|--------------------------|-------------|
| CLIENT: Oakley Diner | CONTACT: Don Macdonald | SALES APPROVAL: | SURVEY | CUSTOMER APPROVAL | DATE |
| ADDRESS: 981 W. Weber Canyon Rd Oakley, UT 84055 | PHONE: 385-262-2479 EMAIL: don@allied-sign.com | Designer: Jacoblyn Sales: Jay Engstrom - 801-598-9702 DATE: 02/14/23 | PERMIT | LANDLORD APPROVAL | DATE |
| FILE NAME: Oakley Diner (Oakley) - Sign Package 05 (Permit) | | | | | |

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UTAH: 1920 S. 900 W. SLC, UT • OGDEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 • UTAH COUNTY: 1852 N. PARKWAY COURT, SPRINGVILLE, UT 84663 • LAS VEGAS: 6945 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

NORTH ELEVATION

ROOFTOP POLE SIGN W. OPEN-FACE LED LIT CHANNEL LETTERS & BULB LIT ARROW

ALLIED TO MANUFACTURE & INSTALL
QTY (1) D/S POLE SIGN W. OPEN-FACED LED LIT LETTERS

POWER REQUIREMENTS:
PROVIDED BY OTHERS
(1) 20 AMP Circuit / 120 Volts

ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

PERMIT
PERMIT READY ARTWORK

- 1 MAIN SIGN BODY:
 - A FACES: 1/8" Aluminum Painted P3
 - B RETURNS: .063 Aluminum Painted P3
 - C POLE: 5" Diameter, Painted P4
- 2 OPEN-FACE CHANNEL LETTERS: "DINER & "CIRCLE"
 - A FACES: Open Faced
 - B RETURNS: 3" .040 Aluminum Painted P3
 - C BACKS (LETTER INTERIOR): .063 Aluminum Stock Color
- D BACKER PANEL: 1/2" Single Painted P1 & P2
 - Routed Out to Inlay G2G Flex Tube
 - Recessed Into Letter 1 1/2"
- E ILLUMINATION: G2G Aurora Flex Mini LED Tube in Green (Circle) & Red (Letter)
- F MOUNTING: Flush to Main Sign Cabinet
- G BULB LIT ARROW SHAPE:
 - A FACES: .090 Aluminum Painted P1
 - B VINYL: Vinyl to Match V1 for Arrow Lines
- H ILLUMINATION: Non Dimmable 1 1/2" Dia. LED A15 Bulbs
- D MOUNTING: to Pole Under Main Sign Cabinet

- Support & Footing TBD
- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others
- **ELECTRICAL GROUNDED TO PIPE SUPPORT**

PAINT SCHEDULE:
SCREENS & PRIME COLORED BASE VINYL

- P1: Valspar S5747, Semi Gloss
- P2: Valspar S2915, Semi Gloss
- P3: Valspar G6426 Silver, Semi Gloss
- P4: Black, Semi Gloss

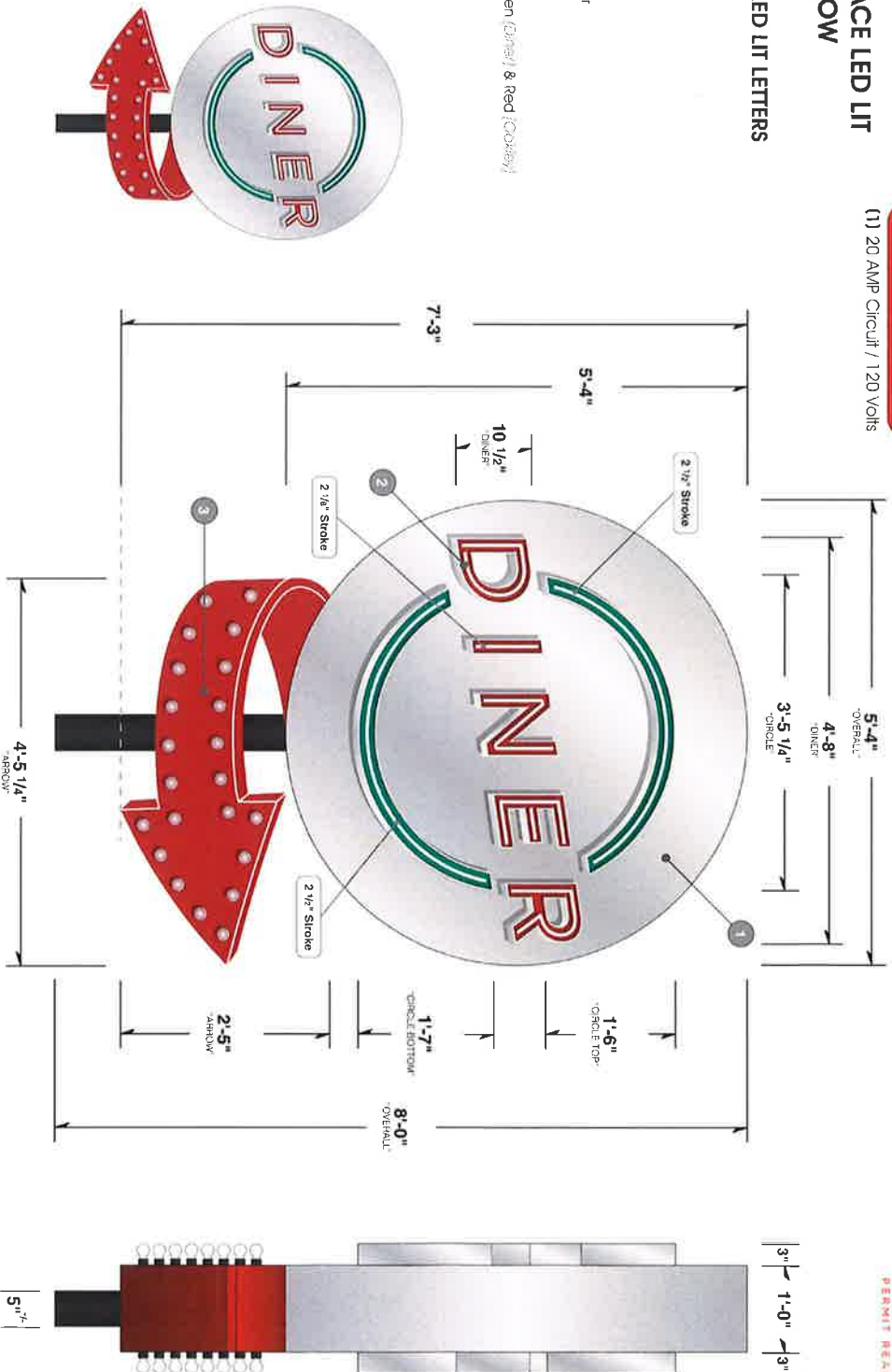
VINYL SCHEDULE:
SCREENS & PRIME COLORED BASE VINYL

- V1: 3M White Vinyl

OPPOSITE SIDE:
SCALE: 1/2" = 1'-0"

POLE SIGN: 28.4 SQ. FT.
SCALE: 3/4" = 1'-0"

SIDE VIEW:
SCALE: 1" = 1'-0"



FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING

Client: Oakley Diner ADDRESS: 991 W. Kopper Canyon Rd. Oakey, UT 84035 CONTACT: Don Mickelson PHONE: 385.292.2479 SALES APPROVAL: Designer: JoeGWH Scales: Jay Singhorn - 801.698.6702 DATE: 02/14/23 SURVEY PERMIT CUSTOMER APPROVAL LANDLORD APPROVAL DATE DATE



CLIENT: Oakley Diner ADDRESS: 991 W. Kopper Canyon Rd. Oakey, UT 84035 CONTACT: Don Mickelson PHONE: 385.292.2479 SALES APPROVAL: Designer: JoeGWH Scales: Jay Singhorn - 801.698.6702 DATE: 02/14/23



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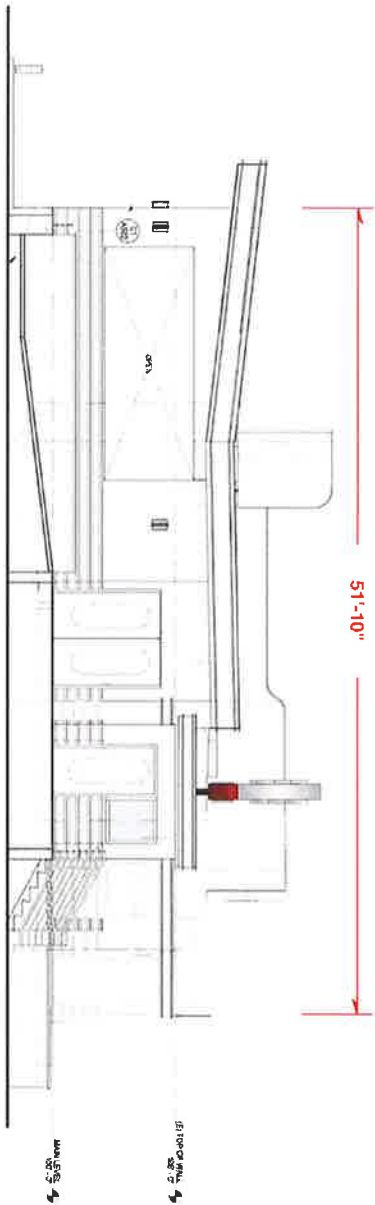
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EAST & WEST ELEVATIONS

OPEN-FACE LED ROPE LIT CHANNEL LETTERS

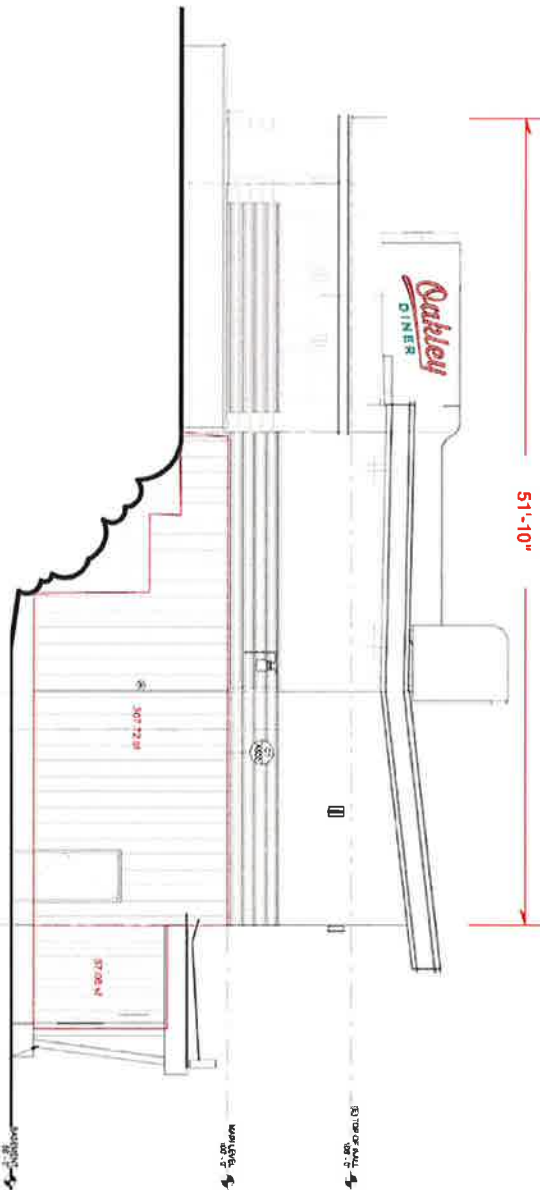
ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

PERMIT
PERMIT READY ARTWORK



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE BREAKDOWN
 FASCIA: 51'-10" In Length
 CODE ALLOTMENT (1/4 SF PER LINEAR FT) = 25.9 SF
 PROPOSED SIGNAGE: 21.6 sq. ft.

FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING

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CLIENT: Oakley Diner
 ADDRESS: 981 W. Weber Canyon Rd
 Oakley, UT 84055
 CONTACT: Don Mickelson
 PHONE: 385.242.2409
 EMAIL: dmickelson@oakleydiner.com
 FILE NAME: Oakley Diner (Oakley) - Sign Package 05 (Permit)

SALES APPROVAL:
 Designer: Joseph N
 Sales: Jay Shinghorn - 801.698.6702
 DATE: 10/11/23

| SURVEY | CUSTOMER APPROVAL | DATE |
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WEST ELEVATION

OPEN-FACE LED ROPE LIT CHANNEL LETTERS & FCO SINTRA LETTERS

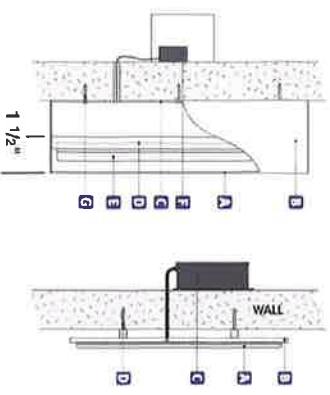
ALLIED TO MANUFACTURE & INSTALL

QTY (1) SET OF OPEN-FACED LED ROPE LIT CHANNEL LETTERS & FCO LETTERS

1 OPEN-FACE CHANNEL LETTERS: "OAKLEY"

- A** FACES: Open Faced
- B** RETURN: 3" 040 Aluminum Painted P3
- C** BACKS LETTER INTERIOR: .063 Aluminum Stock Color
- D** BACKER PANEL: 1/2" Sintra Painted P1
 - Routed Out to Inlay G2G Flex Tube
 - Recessed Into Letter 1 1/2"
- E** ILLUMINATION: G2G Aurora Flex Mini LED Tube in Red
- F** TRANSFORMER: Remote Housed in Transformer Box
- G** MOUNTING: Flush to Facode
- 2** FCO SINTRA LETTERS W/ G2G ROPE: "DINER"
- A** FACES: 1/2" Sintra Painted P2
 - Routed Out to Inlay G2G Flex Tube
- B** ILLUMINATION: G2G Aurora Flex Mini LED Tube in Green
- C** TRANSFORMER: Remote Housed in Transformer Box
- D** MOUNTING: Stud Mounted Flush to Facode

- Visible Disconnect Switch of Sign
- 120V Service Supplied by Others



SIDE DETAIL - LED ROPE LIT CHANNEL LETTERS & SINTRA LETTERS
1/4" to Scale

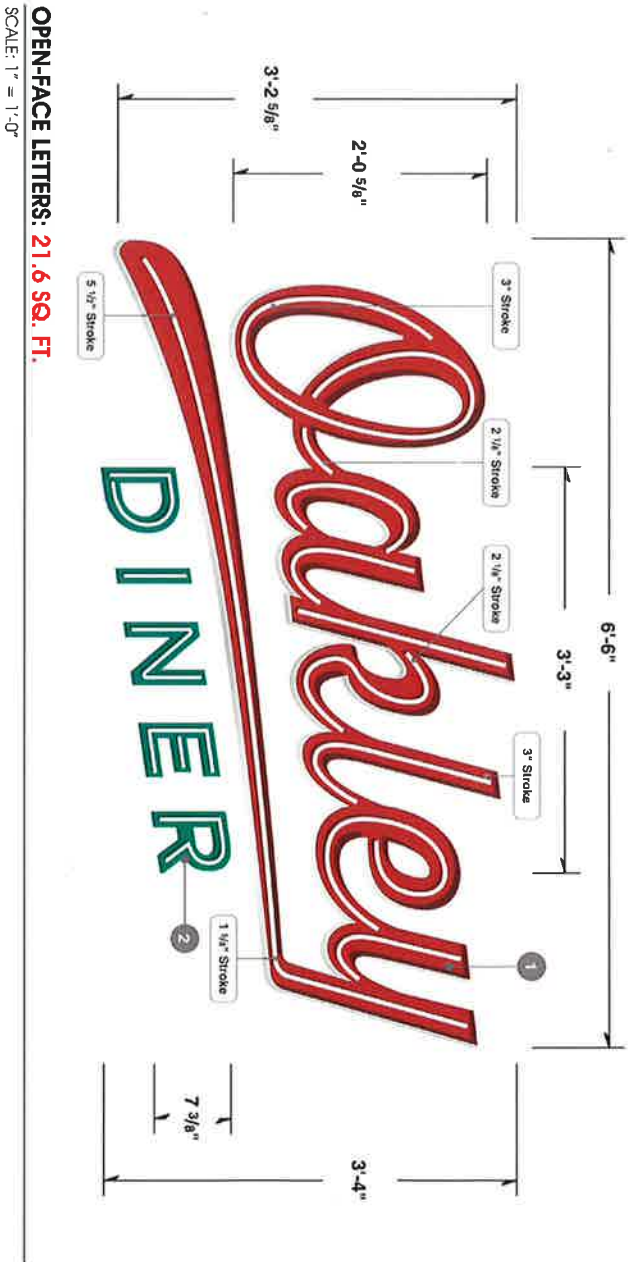
POWER REQUIREMENTS:
PROVIDED BY OTHERS
(1) 20 AMP Circuit / 120 Volts

ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

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PERMIT READY ARTWORK



G2G RED & GREEN



OPEN-FACE LETTERS: **21.6 SQ. FT.**
SCALE: 1" = 1'-0"

FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWN



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CLIENT: Oakley Diner
ADDRESS: 991 W. Weber Canyon Rd
Oakley, UT 84055
FILE NAME: Oakley Diner (Oakley) - Sign Package 05 (Permit)

CONTACT: Don Mickelson
PHONE: 385.262.2409
EMAIL: donmickelson@allied-sign.com

SALES APPROVAL:
Designer: Joseph N
Sales: Joy Bingham - 801.698.6702
DATE: 02/14/23

SURVEY
PERMIT

CUSTOMER APPROVAL
LANDLORD APPROVAL

DATE
DATE

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WEST ELEVATION NIGHT VIEW

**ACCURATE FIELD SURVEY REQUIRED
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SCALE: NOT IN SCALE

FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING

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CLIENT: Oakley Diner
ADDRESS: 981 W. Weber Canyon Rd. Oakley, UT 84055
FILE NAME: Oakley Diner (Oakley) - Sign Package (06 Permit)

CONTACT: Don Michelson
PHONE: 385.262.2409
EMAIL: don@allied-sign.com

SALES APPROVAL:
Designer: Jocelyn
Sales: Jay Singhorn • 801.698.6702
DATE: 02/11/23

| SURVEY | PERMIT | CUSTOMER APPROVAL | LANDLORD APPROVAL | DATE |
|--------|--------|-------------------|-------------------|------|
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POLE SIGN

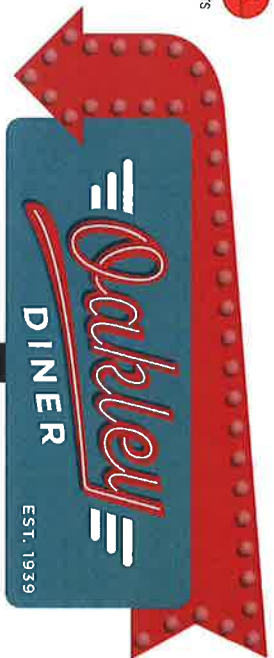
INTERNALLY LIT D/S POLE SIGN W. LED ROPE LIT SINTRA LETTERS & BULB LIT ARROW

ALLIED TO MANUFACTURE & INSTALL
QTY (1) INTERNALLY LIT D/S POLE SIGN W. SINTRA LETTERS & ARROW

POWER REQUIREMENTS:
PROVIDED BY OTHERS
(1) 20 AMP Circuit / 120 Volts

PERMIT

PERMIT READY ARTWORK
ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

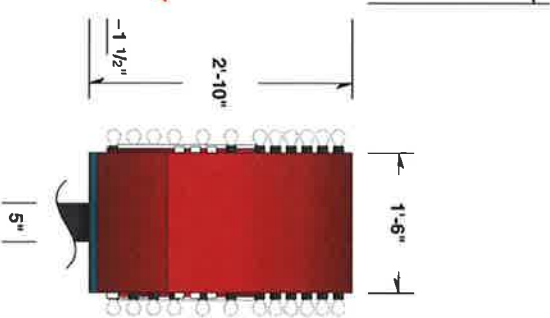
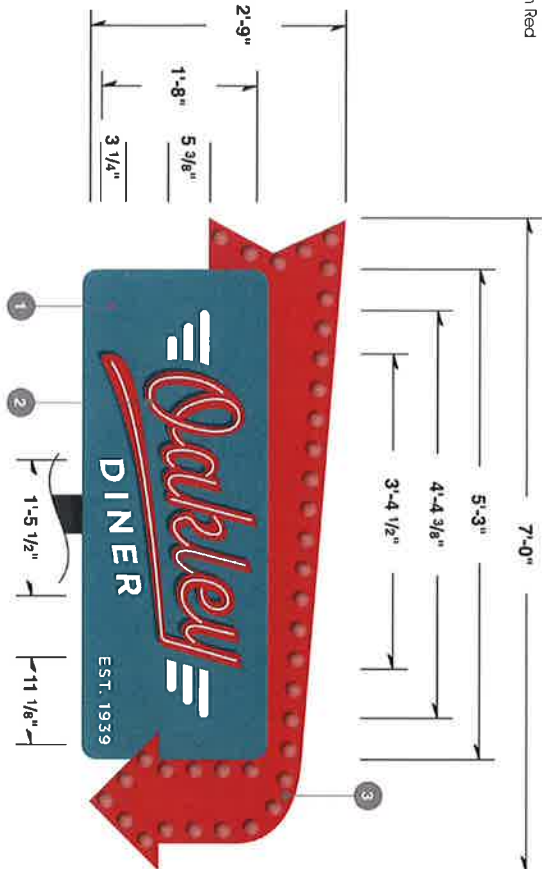


OPPOSITE SIDE:
SCALE: 1/2" = 1'-0"

- 1 MAIN SIGN BODY:
 - 1 FACES: .090 Aluminum Painted P2
Routed & Backed w. 3/16" Trans White Plex-EST. 1939"
3/4" Trans White Plex Applied Thru Face "DINER & WINGS"
 - 2 RETURNS: .065 Aluminum Painted P2
 - 3 POLE: 5" Diameter, Painted P3
- 2 FCO SINTRA LETTERS W. G2G ROPE: "OAKLEY"
 - 1 FACES: 1/2" Sintra Painted P1
Routed Out to Inlay G2G Flex Tube
 - 2 ILLUMINATION: G2G Aurora Flex Mini LED Tube in Red
- 3 MOUNTING: Housed in Main Sign Body
- 4 BULB LIT ARROW SHAPE:
 - 1 FACES: .090 Aluminum Painted P1
 - 2 RETURNS: .065 Aluminum Painted P1
 - 3 ILLUMINATION: Non Dimmable 1 1/4" Dia. LED A15 Bulbs
 - 4 MOUNTING: Atop Main Sign Cabinet

- Support & Footing TBD
- Visible Disconnect Switch or Sign
- 120V Service Supplied by Others
- **ELECTRICAL GROUNDED TO PIPE SUPPORT**

| PAINT SCHEDULE: | |
|-----------------|---------------------------|
| P1: | Volspor 50747, Semi Gloss |
| P2: | Volspor 52915, Semi Gloss |
| P3: | Black, Semi Gloss |

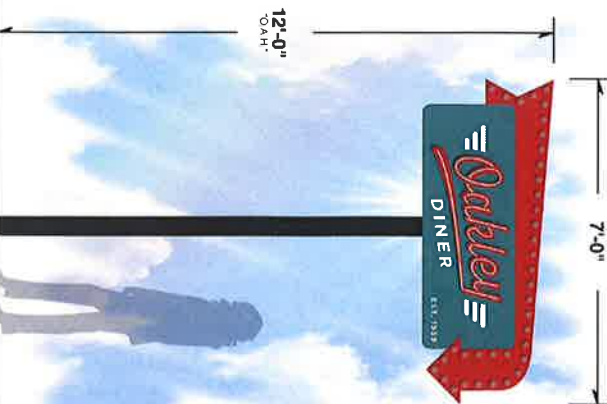


POLE SIGN CABINET: 19.8 SQ. FT.

SCALE: 1/2" = 1'-0"

SIDE VIEW:

SCALE: 1/2" = 1'-0"



FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING



CLIENT: Oakley Diner
ADDRESS: 981 W. Weber Canyon Rd
Oakley, UT 84055
CONTACT: Don Michelson
PHONE: 385.262.2409
EMAIL: don@allied-sign.com

SALES APPROVAL:
Designer: Joeelyn
Sales: Jay Bingham - 801.699.6702
DATE: 02/11/23

| SURVEY | PERMIT | CUSTOMER APPROVAL | LANDLORD APPROVAL | DATE | BY |
|--------|--------|-------------------|-------------------|------|----|
| | | | | | |

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ATTIONS: RQ SHIT LAKE CITY: 1920 S. 900 W. SLC. UT • GREEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 • UTAH COUNTY: 1892 N. PARKWAY COURT, SPRINGVILLE, UT 84663 • LAS VEGAS: 6845 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

POLE SIGN - NIGHT VIEW
INTERNALLY LIT D/S POLE SIGN W.
OPEN-FACE LED LIT CHANNEL LETTERS
& BULB LIT ARROW



ACCURATE FIELD SURVEY REQUIRED
 PRIOR TO FABRICATION

PERMIT
 PERMIT READY AS-BUILT

NIGHT VIEW
 SCALE: 1/2" = 1'-0"

FILE LOCATION: Company/Shared / Current Projects - Allied / Oakley Diner / 03 DESIGNER DRAWING

Utah Contractors: 3755809-5501 - Nevada: 60486 - Colorado: LIC000247443 - Idaho: RCE-299369 - Wyoming: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXIBITED.



CLIENT: Oakley Diner
ADDRESS: 891 W. Weber Canyon Rd
 Oakley, UT 84055
FILE NAME: Oakley Diner (Oakley) - Sign Package 05 [Permit]

CONTACT: Dan Madisson
PHONE: 386.262.2409
EMAIL: dan@allied-sign.com

SALES APPROVAL:
 Designer: Jocelyn
 Sales: Jay Singaram +601.699.6702
 DATE: 02/14/23

| SURVEY | CUSTOMER APPROVAL | DATE |
|--------|-------------------|------|
| PERMIT | LANDLORD APPROVAL | DATE |

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