

**City of Taylorsville
Planning Commission Meeting Minutes
February 25, 2025
Briefing – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

Don Russell – Chair
Don Quigley
Lynette Wendel
Cindy Wilkey
David Wright
Gordon Willardson
David Young (Alternate)

Staff

Terryne Bergeson - Planner
Jamie Brooks – City Recorder
Mark McGrath – Long-Range Planner
Jim Spung - Senior Planner

Excused: Marc McElreath

Others: Ernest Burgess and Robert Knudsen

BRIEFING – 6:00 P.M.

Chair Russell began the briefing session at 6:04 p.m. Commissioner McElreath was excused.

1. Briefing Session to Review the Agenda.

Senior Planner Jim Spung asked if anyone had any questions or concerns regarding the draft minutes for the February 11th meeting, but there were none. He then turned the time over to Planner Terryne Bergeson to review File No. 1Z25 regarding non-conforming signs.

She explained that heavy winds had recently blown down a pylon sign at Taylorsville Town Center that had a rusted-out support post. The sign had been non-conforming due to its height and the amount of available advertising area. This had apparently been a sticking point for some potential tenants of the property owner. Current code required that the replacement sign be shorter and have a significantly reduced signage area. Staff had prepared a text amendment which would enable large commercial centers (those of 7 acres or more) with nonconforming signs to rebuild those signs to previous (nonconforming) conditions if destroyed by some act of nature or calamity as took place in this situation.

Ms. Bergeson explained that the staff report included an analysis of the eight shopping centers that would potentially be affected by this change.

Commissioner Wright asked what would happen if a sign at one of these centers came down in a similar manner and this change had been adopted. Ms. Bergeson responded that the property owner would be allowed to rebuild the nonconforming sign as long as it did not exceed the previously nonconforming conditions.

Commissioner Young inquired about the differences between various nonconforming signs. Mr. Spung clarified that this particular amendment would only affect shopping center pylon signs.

Commissioner Wright asked how Macey's sign had been approved. Ms. Bergeson responded that it was approved before the City adopted new standards. Mr. Spung believed that the fallen sign had been built in the early 2000s and although it was legal when it was erected, it became legally noncompliant when standards were changed.

Commissioner Wright asked Ms. Bergeson to clarify the concerns that had been expressed about the area of signage. She explained that the property owner had found it difficult to attract tenants with the existing signage and expected the problem to be increased if the amount of signage space became even more limited.

Commissioner Wendel recalled having these conversations when the standards were updated. At the time, they as a planning commission were thinking about what they wanted the community to look like in the future. She struggled with the idea of rebuilding nonconforming signs, even though she was empathetic to those in need of effective advertising signage. But if we allow nonconforming items to be rebuilt as nonconforming, where does it stop? She described it as a "nonconforming can of worms."

Commissioner Quigley agreed, saying that the whole idea behind requiring a better standard going forward was that it was understood that as older signs were replaced, they would be made to meet the new standard. He felt the city should hold its ground on this issue.

Of the list of eight shopping centers that would be affected by this text amendment, Commissioner Wright asked how many had nonconforming signs. Ms. Bergeson responded that they all were nonconforming with the exception of Legacy Plaza and *possibly* Harmons.

City Council Meeting Discussion – February 19, 2025

Commissioner Quigley updated the rest of the Commission on the items discussed during the City Council meeting held on February 19th.

The briefing session ended at 6:31, at which time the regular meeting began.

GENERAL MEETING – 6:30 P.M.

Chair Russell called the meeting to order at 6:31 p.m. and read the welcome statement.

Consent Agenda

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| 2. Review/Approval of the Minutes for the February 11, 2025 Planning Commission meeting. |
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MOTION: Commissioner Wright moved to approve the minutes of the February 11, 2025 meeting. The motion was seconded by Commissioner Quigley and the motion passed unanimously, although both Commissioners Wendel and Wilkey abstained.

Zoning Text Amendment (Legislative Action)

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| 3. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Sections 13.02.200 and 13.26.040 of the Taylorsville Municipal Code, Amending Standards to Non-Conforming Signs; (File 1Z25-DCA-000509-2025; Terryne Bergeson, Planner) |
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 Ms. Bergeson explained that recently a pylon sign for Taylorsville Town Center had been toppled as a result of high winds due to a rusted support post. Replacing the lost signage space for tenants will require the installation of a new, compliant pylon sign, which under current standards would be shorter with significantly decreased sign area, which is an important factor when tenants are selecting center locations. The city was requesting the Planning Commission review the proposed amendment that would remove the restriction on rebuilding some nonconforming signs under certain conditions. Current standards require that nonconforming structures damaged more than fifty percent of their market value be brought into full compliance with current standards. Standards for nonconforming signs make no exception and only permit work that would improve the aesthetics or safety of a nonconforming sign. The attached draft is intended to enable large commercial centers that may have nonconforming signs to rebuild those signs to previous conditions if destroyed by some act of nature or calamity. The amendment:

- References certain signs in “Nonconforming Structures” section.
- Clarified that a change in the method of messaging would be considered enhancing nonconforming conditions and thereby would prohibit this upgrade for all nonconforming signs.
- Specified that a “pylon sign” could be reconstructed if destroyed by calamity or act of nature and established deadlines to address damage.
- Appropriate departments must be notified within 10 days.

- A building permit for the necessary work must be submitted and must include a plan identifying the previously existing conditions (the city has some of these on file).
- Permit must also include proposed sign plans.
- Replacement sign(s) may not increase nonconforming conditions; increases in height, messaging, or regulated sign area will not be permitted.

Pylon signs were tall multi-tenant signs for commercial centers over 7 acres. Except for Legacy Plaza, most of the signage for large commercial centers in Taylorsville were installed prior to the adoption of current standards in 2012 and were therefore nonconforming. Exhibit C was a basic analysis of the existing compared to permitted conditions.

A public notice was published on the Utah State Notice Website and the City's website on February 12, 2025, and sent to Reagan Outdoor Advertising and Yesco Sign Company. One inquiry was received but no comment was submitted.

This application was initiated by the City of Taylorsville. The city was requesting a text amendment to the Taylorsville Municipal Code Sections 13.02.200 and 13.26.040 and would allow pylon signs at commercial centers over 7 acres that are destroyed by acts of nature or calamity to be reconstructed to immediately previously existing conditions. The amendment included clarifying language on non-conforming conditions and established timelines for reconstruction. The City Council was the final decision-making authority for a text amendment to the Taylorsville Municipal Code.

Ms. Bergeson concluded her presentation by stating that staff recommended the Planning Commission forward a positive recommendation to the City Council to amend the Taylorsville Municipal Code related to nonconforming signs, as specified in Exhibit A of the staff report.

Commissioner Wright and Ms. Bergeson discussed the specifics regarding the standards for various sign types in the city.

Commissioner Willardson pointed out the challenges that brick-and-mortar retailers faced these days when so many people shopped online.

Commissioner Quigley said that while he understood Commissioner Willardson's point, he was surprised that there were no retailers present. This was something that was supposedly significant to their business, yet no one had come to speak during the public hearing. At one time, representatives from the larger sign companies would have weighed in on issues like this, but they had not been inclined to come either. He wondered if perhaps they were attending electronically. Ms. Bergeson commented that there was currently no one viewing the meeting online.

Commissioner Wendel pointed out that it was not the Commission's role to compare the cost of replacing a non-conforming sign with a conforming one. Their job was to address

the expectations set forth in the design standards and city ordinance and to treat everyone equitably. Worrying about contract negotiations between the property owner and tenants was beyond the planning commission's purview.

Chair Russell opened the public hearing. However, there was no one in person or online who expressed a desire to speak, so Chair Russell closed the public hearing.

MOTION: Commissioner Wendel moved to forward a negative recommendation to the City Council regarding File #1Z25 – DCA-000509-2025, a Zoning Text Amendment to Taylorsville Municipal Code Sections 13.02.200 and 13.26.040, as Specified in Exhibit A of the Staff Report. The motion was seconded by Commissioner Wright.

Chair Russell:	Yes
Commissioner Wilkey:	Yes
Commissioner Wright:	Yes
Commissioner Quigley:	Yes
Commissioner Wendel:	Yes
Commissioner McElreath:	Absent
Commissioner Willardson:	Yes
Commissioner Young:	No

Motion Passed 6-1

General Plan Amendment (Legislative Action)

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| 4. | Review and Discussion of Comprehensive Update to the Taylorsville Municipal General Plan (Mark McGrath, Long-Range Planner) |
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 Long Range Planner Mark McGrath explained that a public hearing regarding the updated General Plan was scheduled for March 11. Another major project in the planning department was the Station Area Master Plan which would have a public hearing on March 25. The Planning Commission would be asked to make a formal recommendation regarding both to the City Council either on the night of the public hearings or any time they were comfortable doing so once they had the opportunity to digest both fairly lengthy documents. The Station Area Plan would be an Addendum to the General Plan, so it might be wise to send them both to the Council at the same time.

Commissioner Quigley asked if the General Plan was intended to be advisory or mandatory. Mr. McGrath responded that currently it was advisory, although the legislature was currently addressing that very question.

Commissioner Young pointed out that Wasatch Front Regional Council had some courses later in the week if anyone needed any continuing education hours.

Adjournment

MOTION: Commissioner Quigley moved to adjourn. The motion was seconded by Commissioner Wright and passed unanimously.

Chair Russell declared the meeting adjourned at 7:03 p.m.


Jamie Brooks, City Recorder



Approved 3/25/2025