

Planning Commission Staff Report

File #5Z25- DCA-000549-2025

**Public Hearing and Recommendation to the City Council for
a Development Code Text Amendment to Section
13.26.090(A)(3) of the Taylorsville Municipal Code,
Amending Standards Related to On-Premises Directional
Signs.**



Department of Community Development

Staff Report Date:	October 24, 2025
Meeting Date:	October 28, 2025
Agenda Item:	Public Hearing and Recommendation to the City Council for a Development Code Text Amendment to Section 13.26.090(A)(3) of the Taylorsville Municipal Code, Amending Standards Related to On-Premises Directional Signs.
Subject Property Address:	City-wide
Applicants:	Jimmy Neilsen, IHC, Justin Grubb, Trademark Visual
Author:	Terryne Bergeson, Planner II
Parcel #:	n/a
Applicable Ordinances:	Including but not limited to Chapter 13.05, Section 13.26.090(A)(3)
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Attachments:

Exhibit A: Proposed zoning text amendment

Exhibit B: Applicant proposed signs

Summary

The new Intermountain Health Care children's behavioral health facility has been under construction since 2022. In June of 2025 a building permit for signage was submitted but illustrated directional signs that exceeded the city's five square foot maximum area. The applicants have revised plans and greatly reduced the sign area for on-premises signs; however, the signs still exceed the five square foot maximum. The applicants have applied for a zoning text amendment, requesting an increase from five to sixteen square feet for on-premises signs.

Amendments to the Municipal Code apply city-wide. Therefore, staff evaluated standards that should remain or be implemented that will maintain safety and aesthetics to uphold city image, while supporting wayfinding and branding considerations for businesses and centers. City staff reviewed on-premises directional signs at locations that typically use on-premises signage such as shopping centers, business parks, and hospital campuses and concluded that the increase allows enough area to legibly convey information to visitors and allow business flexibility in design to accommodate branding, landscaping, and clear-view standards.

The existing proximity, architectural pedestal, and clear-view safety standards are maintained, and the maximum height has been designated to be increased from four to six feet, for design flexibility.

Public Comment

A public notice was published on the Utah State Notice Website and the City's website on October 17, 2025, and sent to affected entities. As of October 23, 2025 no inquiries or comments have been received.

Findings

1. This application was initiated by Jimmy Neilsen (IHC) and Justin Grubb (Trademark Visual) .
2. The applicants are requesting a zoning text amendment to the Taylorsville Municipal Code Sections to Sections 13.26.090(A)(3) to increase the maximum area for on-premises directional signs.
3. Increased area of signage creates the opportunity for flexibility in sign design.
4. Sign standards serve to promote public safety and enhance city image.
5. Staff has prepared a draft amendment that would allow an increase to the maximum allowable square footage and the maximum height for on-premises directional signs, while maintaining architectural requirements and proximity limitations.
6. The City Council is the final decision-making authority for a text amendment to the Taylorsville Municipal Code.

Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Taylorsville Municipal Code related to on-premises signs, as specified in Exhibit A of this Staff Report.

Recommended Motion

I move that we send a positive recommendation to the City Council for File #5Z25-DCA-000549-2025 to amend the Taylorsville Municipal Code related to on-premises signs, as specified in Exhibit A of this Staff Report, based on the findings outlined in this Staff Report.

13.26.090: STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT:

3. Directional Signs (Freestanding, On Premises): Signs which provide direction or instruction and are located entirely on the premises are permitted as provided below.

a. General Provisions:

(1) On premises directional signs shall be made from high quality, durable materials, and may contain a business name or corporate logo and directional information wording such as "Entrance", "Exit", "One-Way", or directional arrows ~~No advertising text is allowed.~~ (see figure 1).

(2) No portion of the on premises directional sign may include changeable copy or an electronic message center (EMC).

(3) A maximum four (4) square foot area may be included within the sign area containing the business name and/or associated logo. No advertising text is allowed.

b. Area: On premises directional signs shall not exceed ~~five~~ sixteen (16) square feet in area. A pedestal not to exceed one foot (1') in height may be used and which shall not be included in the area of the sign.

c. Height: The maximum height of an on premises directional sign shall be three feet (3') unless the sign is located outside of the clear vision triangle, where the sign can be a maximum of ~~four~~ six feet (~~4~~ 6') in height.

d. Location:

(1) The number and location allowed shall be determined by the director during site plan review and shall be the minimum required for safe circulation of traffic onto and within a development.

(2) On premises directional signs shall be located at least twenty five feet (25') from any other freestanding sign (directional sign, monument sign, pylon sign, menu board, etc.).

e. Additional Application Information: Additional application information required for on premises freestanding directional signs:

(1) Two (2) accurately dimensioned plot plans showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and freestanding signs on the same property.

(2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.

(3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).

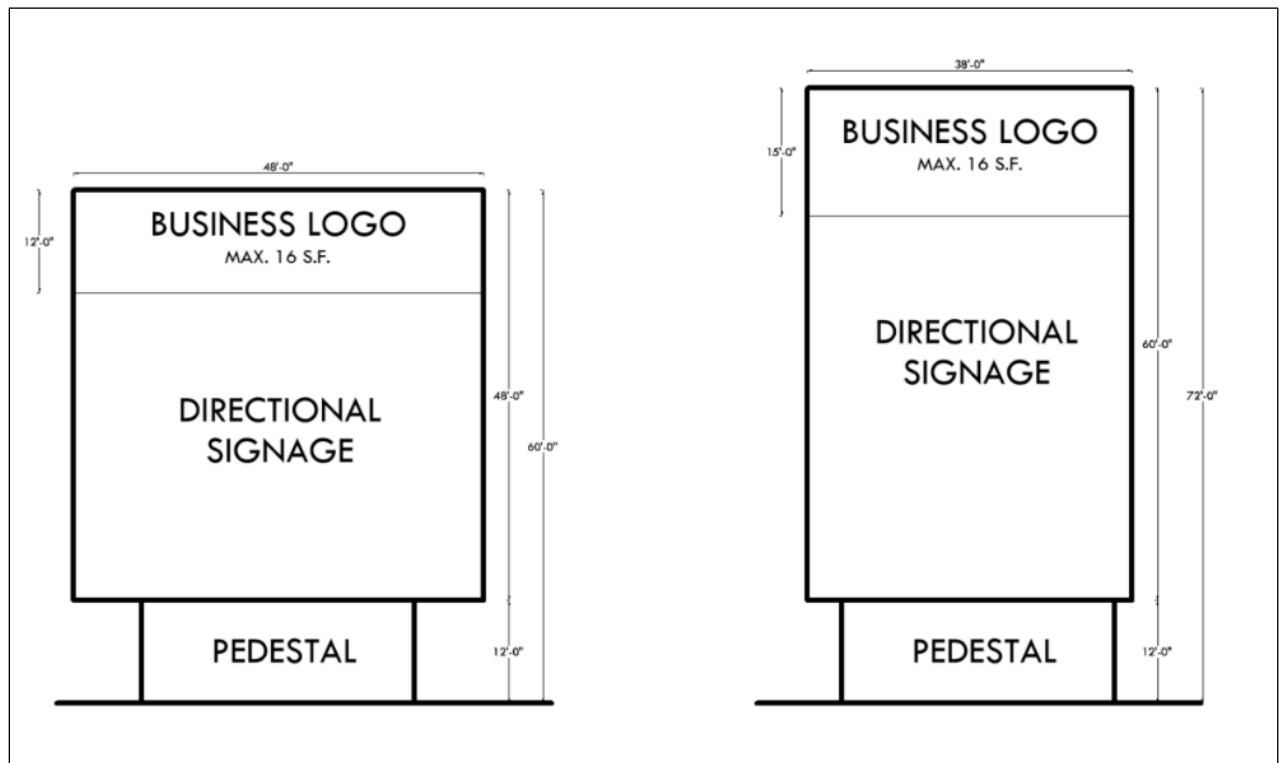
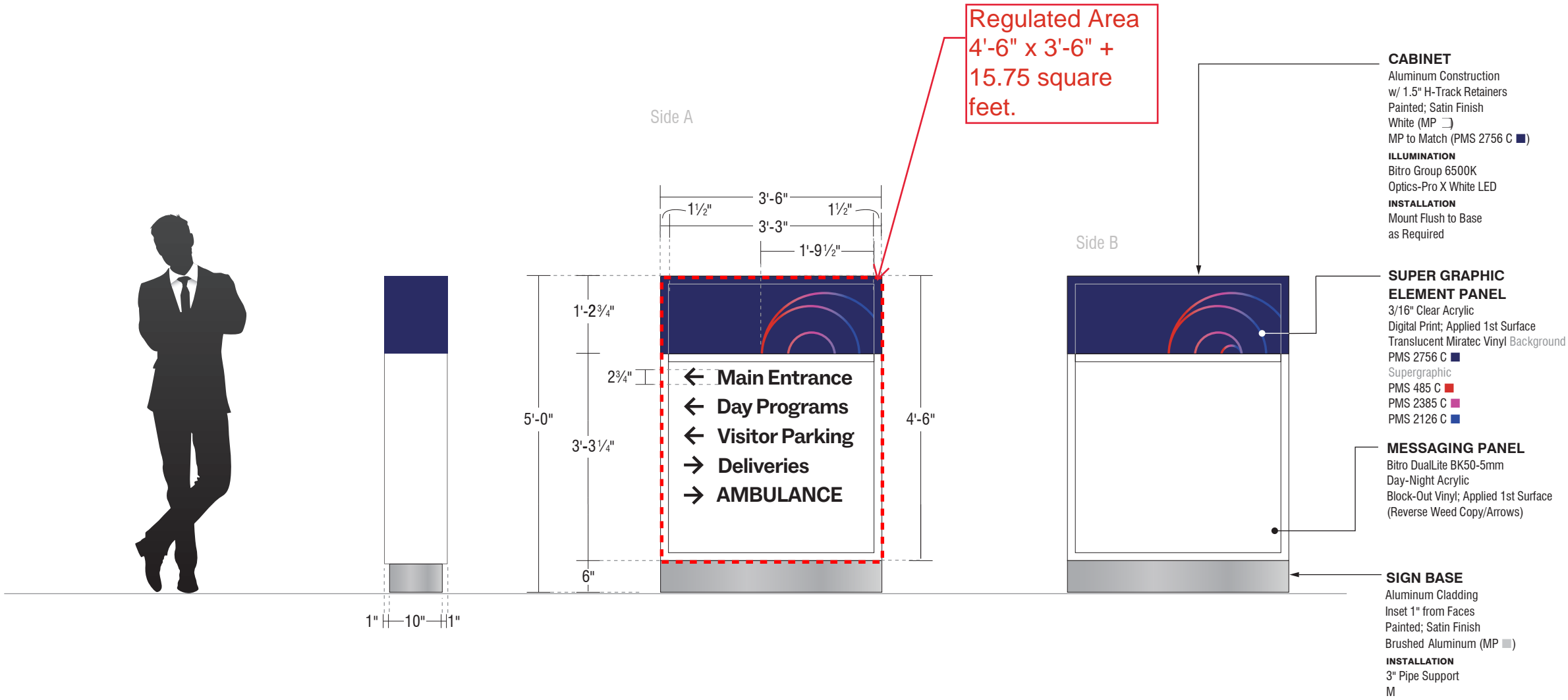


Figure 1: On Premise Directional Sign

Pylon: Unbranded Directional Illuminated (Typical Sizes)

Sign Code	Height (A)	Width (B)	Depth (C)	Messaging Cap Height (D)
PY.U.60.42.I	5' 0"	3' 6"	1' 0"	3"
PY.U.84.42.I	7' 0"	3' 6"	1' 0"	3"
PY.U.120.42.I	10' 0"	3' 6"	1' 0"	3"



TRADEMARK

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

APPROVED



CLIENT SIGNATURE

DATE

COMPANY

Intermountain Health

SUB LOCAL

Wasatch Canyon

ADDRESS

5770 S 1500 W

CITY STATE

Taylorsville, UT 84123

SR

ZL

JOB

DRAWING

PM

DATE

SHEET