



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	November 12, 2025
AGENDA ITEM:	CONSIDERATION OF ORDINANCE NO. 25-11, APPROVING A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE, SECTION 13.26.090(A)(3), AMENDING STANDARDS RELATED TO ON-PREMISES DIRECTIONAL SIGNS.
FILE #:	1Z25 – DCA – 000509-2025
PUBLIC HEARING REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ORDINANCE REQUIRED:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RESOLUTION REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	<p>On-premises directional signs are installed inside a site (within parking lots) to indicate locations of different entry points around a building, such as delivery and drive-through areas. Such signs may also be approved as part of a sign package for a site with multiple buildings and/ or businesses. Currently, on-premises signs are limited to five square feet in area and four feet in height.</p> <p>Staff recently discussed the standards for such signs in association with the new IHC children's behavioral health hospital in Taylorsville. The new center has several entry points for its various uses and an ambulance bay. The owners have applied for a zoning text amendment requesting that the Taylorsville City Council increase the size of on-premises directional signs to allow signage that aligns with the applicant's branding and communicates information to help visitors navigate the site. Staff reviewed the sign standards and styles of on-premises directional signs in other locations outside of city limits and created a draft that, if approved, would increase the permitted height and area of an on-premises directional sign and establish safety standards. The proposed increase enhances the ability to communicate necessary information and allows design flexibility, which can be employed to enhance the aesthetics and character of a site. A draft of the proposed text amendment is attached and includes:</p> <ul style="list-style-type: none">• Increasing the allowed regulated sign area from five square feet to no more than sixteen square feet.• An increase to the allowed height up to six feet, subject to safety considerations.• Clarification that the clear-view triangle standards apply within a parking lot, which requires the city engineer to review proposed locations of

	<p>signage, and to require relocation or a decrease in height if the sign will interfere with driver visibility.</p> <p>The draft was presented to the Planning Commission on October 28, 2025. An audio recording is available. The discussion begins at the-28:00 in recording. Exhibit A includes an additional standard, as noted in the motion passed by the Planning Commission: “Move to 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 the staff report based on the findings outlined in the report with the addition that any signage located in an interior parking lot impacted by traffic must follow the same standards as the line of sight, clear-vision triangle, subject to review by the city engineer.” The motion passed unanimously.</p>
STAFF RECOMMENDATION:	Staff recommend approval of the zoning text amendment, as shown Exhibit A of the Ordinance.
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
PLANNING COMMISSION VOTE:	5-0
SUMMARY OF PUBLIC COMMENTS:	No public comments were received related to this application.
ATTORNEY’S OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ATTACHMENTS:	Ordinance No. 25-11 Draft Planning Commission Meeting Minutes – October 28, 2025

TAYLORSVILLE, UTAH
ORDINANCE NO. 25-11

**AN ORDINANCE NO. 25-11 OF THE CITY OF TAYLORSVILLE APPROVING A
ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE,
SECTION 13.26.090(A)(3), AMENDING STANDARDS RELATED TO ON-PREMISES
DIRECTIONAL SIGNS.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on November 19, 2025, to consider, among other things, approving a text amendment to Section 13.26.090(A)(3), updating standards related to on-premises directional signs; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on October 17, 2025; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on October 17, 2025; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on October 28, 2025, during which the Planning Commission voted 5-0 to forward a positive recommendation to the Council regarding the proposed text amendment, on the condition that the draft include certain language addressing safety within parking lots; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on November 19, 2025; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendment to Sections 13.26.090(A)(3), updating standards related to on-premises directional signs, is hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 25-11, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2025.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea ____	Nay ____
Ernest Burgess	Yea ____	Nay ____
Robert Knudsen	Yea ____	Nay ____
Curt Cochran	Yea ____	Nay ____
Anna Barbieri	Yea ____	Nay ____

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2025.

POSTED this ____ day of _____, 2025

EXHIBIT A

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~~ visibility triangle, where the sign can be a maximum of ~~four~~ six feet (4 6') in height. Signs exceeding three feet (3') in height proposed within the visibility must receive approval from the city engineer.
 - (1) Visibility Triangle: where drive aisles within parking lots intersect, the triangle shall be formed by the intersection of straight lines extended from the curb of a landscaping island and a line connecting them at points sixty feet (60') from the intersection of the lines. (See General Guidelines of this Chapter.)
 - 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).

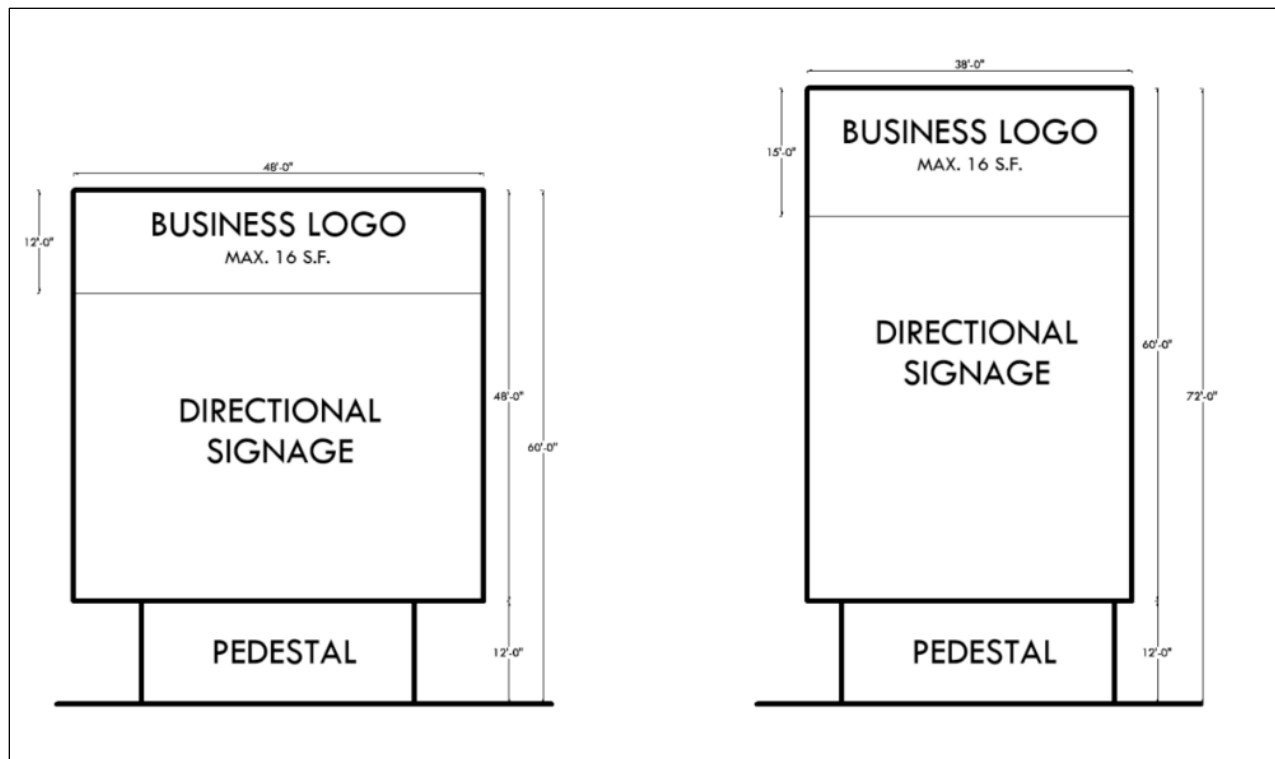


Figure 1: On Premise Directional Sign

City of Taylorsville
Planning Commission Meeting Minutes
October 28, 2025
Briefing – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance-

Planning Commission

Don Russell - Chair
Barbara Muñoz
Don Quigley
David Wright
David Young -Alternate

Community Development Staff

Dina Blaes - Strategic Engagement
Terryne Bergeson - Planner
Jamie Brooks – City Recorder
Ryan Richards – Dep. City Attorney

Excused: Commissioners McElreath, Willardson and Wilkey

Others Present: Penny Fletcher, Casey Forbush, Mitchell Grimone, Sara Harding, Jean Hellstrom, Zane Latimer, David Matyjavik, Eric Warnick, and Norman Wendel

BRIEFING SESSION – 6:00 P.M.

1. Briefing Session to Review Agenda

At 6:08 p.m., Chair Russell called the meeting to order and turned the time over to Terryne Bergeson, Planner, who briefly reviewed the agenda.

Ms. Bergeson explained the legislative application for a text amendment related to on-premises directional signs, initiated by Jimmy Nielsen with Intermountain Health (IHC) and Justin Grubb, their sign contractor. She then detailed three applications for one proposal at the Beltway West property: a general plan map amendment request, a zoning map amendment from professional office to SSD residential zone, and a text amendment to adopt chapter 13.45 for the new proposed SSD-R zoning district.

Chair Russell inquired whether items 7, 8, and 9 could be combined into a single presentation. Ms. Bergeson explained they would be presented together but would require separate motions. Staff recommended continuing all three items after receiving public comments, as this represented the first public review of this significant development proposal. Fifteen residents were inadvertently left off the initial public notice mailer. Staff had personally delivered notices to these residents, and the items would be re-noticed for the next meeting for an additional public hearing.

Regarding Agenda Item #6, Commissioner Young asked what the proposed change entailed. Ms. Bergeson responded that currently an on-premises sign could not exceed 5 sq feet in total area including 4' in height. The proposal was to increase the maximum size to 16 sq feet with up to 6' in height.

Commissioner Wright pointed out that on page 4 of the staff report there appeared to be a typo in 3.a.(3) where the proposed maximum was listed as “four (4) square foot area.”

The briefing session adjourned at approximately 6:19 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Russell opened the regular meeting at 6:31 p.m. and read the welcome statement.

CONSENT AGENDA

2. Mark McGrath Retirement Announcement

Long Range Planner Mark McGrath had spoken with the various Planning Commissioners prior to the regular meeting and then departed. Chief of Strategic Engagement Dina Blaes took a moment to publicly thank Mr. McGrath for his 25 years of service with Taylorsville City. He noted that many seasoned planners throughout Utah got their start in Taylorsville under Mark's mentorship, highlighting his significant impact on the professional planning community. Don mentioned Mark's "City in Literature" class taught jointly with Michael Malloy at the University of Utah, encouraging commissioners to audit the class for a deeper appreciation of planning principles. A celebration for Mark was scheduled for October 30th from noon to 2 PM in the council chambers.

3. Training Follow Up: Distribution of *Parliamentary Procedure at a Glance*

Ms. Blaes presented each commissioner with a copy of "Parliamentary Procedure at a Glance" as a follow-up to Wilf Sommerkorn's pervious training. She explained it was based on Robert's Rules of Order and would help ensure proper procedures during meetings, particularly during contentious discussions. While she joked about not having a book club, she emphasized it was a valuable resource for making motions and following parliamentary procedures.

4. Report on the American Planning Association (Utah Chapter) Conference

Chair Russell reported on the conference held at the Gateway in Salt Lake City, noting the unique venue that started as a nightclub space and moved to the movie theaters. He appreciated the comfortable seating and large screens for presentations. Sessions focused on future planning and youth-oriented planning initiatives.

Ms. Bergeson highlighted keynote speaker Mitchell Silver, a Raleigh, NC council member and former New York City Parks Commissioner. Silver emphasized implementing general

plans as dynamic living documents with annual evaluations by implementation teams. He discussed how zoning tools translated to actual experiences for residents and whether tools were fixing intended problems. Ms. Bergeson also attended a session that saw trees as infrastructure and took a walking tour of five historic buildings converted to multifamily housing, demonstrating Salt Lake City's approach to increasing housing supply while preserving neighborhood character.

5. Review and Approval of the minutes from the meetings held on July 22 and August 26, 2025
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MOTION: Commissioner Wright moved to approve the minutes of the July 22, 2025 as presented. The motion was seconded by Commissioner Muñoz and passed unanimously.

Motion Passed: 5-0

Commissioner Quigley mentioned that because he was not present on August 26, he would abstain from the vote approving that particular set of minutes.

MOTION: Commissioner Wright moved to approve the minutes of the August 26, 2025 meeting. The motion was seconded by Chair Russell and passed unanimously by Commissioners Muñoz, Wright, Young, and Chair Russell.

Motion Passed: 4-0

ZONING TEXT AMENDMENT – LEGISLATIVE ACTION

6. Public Hearing and Recommendation to the City Council for a Development Code Text Amendment to Section 13.26.090(A)(3) Related to On-Premises Directional Signs (File 5Z25-DCA-000549-2025 / Applicant: Jimmy Neilsen, IHC & Justin Grubb, Trademark Visual / Location: 5770 South 1500 West / Presenter: Terryne Bergeson)

Ms. Bergeson presented the text amendment application initiated by Intermountain Health (IHC) and their sign contractor after their directional signs for the new children's behavioral health unit were deemed non-compliant with current city standards. The facility needed larger directional signs to guide visitors to different entrances including ambulance emergency sections and day treatment programs.

Current standards allowed on-premise directional signs of no more than 5 square feet in area and maximum heights of 3 feet within sight triangles or 4 feet outside of the sight triangle. The proposed amendment would increase the allowed area to 16 square feet

and height to 6 feet, while limiting business name or logo area to 4 square feet to prevent signs from becoming additional advertising.

Ms. Bergeson showed examples of recently approved signs under current standards, demonstrating their small size and limited visibility from the street. The proposed changes would allow more flexibility in sign dimensions while maintaining the directional purpose, and staff recommended approval of the proposed ordinance.

Commissioner Wright alluded to comments Commissioner Quigley had made at a previous meeting regarding the reasons the current sign ordinance was approved and although he had no specific objection to the proposed change, he wondered about possible unintended consequences. He wondered what would compel a business like America First Credit Union, for example, to decide to install larger signs following this change.

Ms. Bergeson pointed out that there was a limitation as to how much area could be devoted to a business name or logo. Additionally, there was a proximity limit. That is, two such signs could not be placed within fewer than 25' from one another.

Commissioner Quigley raised concerns about sight triangle safety, particularly in interior parking lots where the current standards only applied to street corners. He worried that 6-foot signs on parking islands could create traffic hazards and obstruct views of pedestrians.

Commissioner Wright wondered where the sight triangle would be measured from. Ms. Blaes responded that Taylorsville Municipal Code 13.26.050 stated that *“no sign more than thirty inches (30”) in height (above the top back of curb) shall be erected near any driveway or intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or a future curb) and a line connecting them at points sixty feet (60’) from the intersection of the lines. Deviations from these requirements must be reviewed and approved by the city engineer.”*

Commissioner Quigley pointed out that sight triangles had nothing to do with interior parking lots, and Commissioner Wright wondered if language could be added to apply sight triangle restrictions to interior parking areas— with the city engineer able to review if appropriate.

In response to a question from Commissioner Young, Ms. Bergeson clarified that the proposed change was only relevant to a single type of sign—on-premises directional signage.

Chair Russell invited the applicant to address the Planning Commission and Zane Latimer with Trademark Visual introduced himself. When Commissioner Muñoz asked how the size requirements compared to those in other cities he worked in. He responded that he had not run into issues and had been able to erect 5' tall signage in a variety of

municipalities without violating their sign codes. He confirmed they worked to ensure signs did not impede traffic visibility and could adjust placement as needed.

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

MOTION: Commissioner Quigley moved to 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 the staff report based on the findings outlined in the report with the addition that any signage located in an interior parking lot impacted by traffic must follow the same standards as the line of sight, clear-vision triangle, subject to review by the city engineer. The motion was seconded by Commissioner Young and passed unanimously.