

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: June 17, 2015

AGENDA ITEM: Public Hearing - Ordinance #15-05 for a proposed amendment to Section 13.26.040 and 13.26.090 regarding nonconforming sign regulations and pylon sign (with frontage on I-215) height standards, respectively.

PRESENTER: MARK MCGRATH

AUTHOR: MICHAEL MELDRUM

ISSUE SUMMARY:

The Planning Commission conducted a public hearing on May 12, 2015 for both parts of this application. At the May 12, 2015 meeting the Planning Commission forwarded a positive recommendation to the City Council to allow modification to existing nonconforming signs. The Planning Commission continued the public hearing until June 9, 2015 for the part of the application dealing with the height of pylon signs that have frontage along I-215. The Planning Commission conducted an additional public hearing at their June 9, 2015 meeting wherein a motion to forward a positive recommendation (3-2 vote) to amend the height of pylon signs was made.

The intent of requested amendment to Section 13.26.040 of the Taylorsville Land Development Code is to address signage that is nonconforming with current sign ordinance standards. The proposed wording will allow some additional flexibility to signs that otherwise would not be allowed to be modified due to their nonconforming status. Under current ordinance provisions only normal maintenance and repair would be allowed. If the proposed text amendment were adopted it could provide the means to be able to update the exterior finish materials of nonconforming signs. In staff's opinion, this provides added flexibility for our business community while not creating additional nonconformities to existing nonconforming signage. The proposed text amendment wording is attached as Exhibit A.

The intent of the requested amendment to Section 13.26.090 H. 5. of the Taylorsville Land Development code is to adjust the maximum allowable height for a freeway pylon sign. This Section of the Ordinance is specific to properties along Interstate 215. The current ordinance standard states that: "Properties along Interstate 215 or the frontage road may have a height not greater than twenty five feet (25') above the nearest travel lane or frontage road; whichever is greater."

The applicant has requested a pylon sign that would have an overall height of seventy five feet (75'), which would be forty five feet (45') above the grade of the nearest travel lane of Interstate 215.

Staff is particularly concerned with this part of the proposed text amendment due to the nature of having a sign proposed at seventy five feet (75') in height. Due to the nature of a text amendment

Ordinance #15-05
Text Amendment to the Sign Code
June 17, 2015

being equally applicable to all properties in the same zoning district this proposed text amendment could create unforeseen impacts. There may be properties where an increase in height is acceptable but there may be others where it could be detrimental. There currently are not any properties along Interstate 215 in Taylorsville where there is a sign or signs at the height proposed by the applicant.

The applicant that has filed this request has frontage along Interstate 215 and the proposed location of the pylon sign that is the subject of this application is located along the north property line of Interstate 215 and the south property line of the Crossroads of Taylorsville. On the south side of Interstate 215 there are several residential neighborhoods. The grade of the property where the homes are located is significantly higher than where the proposed sign would be located. As such, according to the line-of-sight drawings provided by the applicant the pylon/pole sign would be visible from several of the homes at the proposed height and location of the sign. The proposed text amendment wording is attached as Exhibit B. Staff has prepared 3D simulations of what visual impacts of a sign at 50 feet, 65 feet, and 75 feet may be. These simulations will be shown at the City Council meeting as part of the staff presentation.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend Section 13.26.040 of the Taylorsville Land Development Code regarding alteration, renovation, remodeling of existing nonconforming signs.

The Planning Commission had a split decision (3-2 vote) in favor of recommending that the City Council amend Section 13.26.090 H.5. of the Taylorsville Land Development Code to allow properties that qualify for a pylon sign and have frontage on Interstate 215 to increase the maximum height allowance from twenty five feet (25') to forty five feet (45') above Interstate 215 as measured from the elevation of the nearest travel lane.

Exhibit A

13.26.040: NONCONFORMING SIGNS:

- A. Regulation, Containment, and Elimination: In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy this code, the city intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered, or enlarged unless it is brought into complete compliance with this chapter. The following alterations are exempt from this provision:
1. Face changes; **and**
 2. Copy changes in nonconforming permanent signs which were originally approved by the city with a changeable copy feature; **and**
 3. An alteration that renovates or remodels an existing nonconforming sign intended solely to visually enhance the sign without increasing the level of nonconformity.
- B. Abandonment: Within forty five (45) calendar days after vacation of an existing business, any on site nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, the city may have the entire nonconforming sign (both face and structure) removed through the process specified herein. An abandoned sign may not regain any legal nonconforming status later, even if the original or a new business occupies the property.
- C. Billboards: Any billboards shall be in conformance with state code.

Exhibit B

13.26.090: STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT:

5. Height Standards:
 - a. The height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk. Signs may not exceed twenty five feet (25') above grade. Properties along Interstate 215 or the frontage road may have a height not greater than ~~twenty-five~~ *forty five* feet (~~25~~*45*') above the nearest travel lane or frontage road; whichever is greater.
 - b. The director may grant a special exception for additional height to businesses that are adjacent to a freeway overpass or similar view obscuring structure (excluding vegetation) based on the following criteria and submittals:
 - (1) A topographic map with one foot (1') interval contours is provided to illustrate existing conditions at the site.
 - (2) Visual simulations or scaled profile drawings are provided which illustrate the required and requested sign heights in relation to the view obscuring structure.
 - (3) The additional height is the minimum necessary to provide reasonable visibility above the view obscuring structure.

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-05

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTIONS 13.26.040 AND 13.26.090H.5. OF THE TAYLORSVILLE LAND DEVELOPMENT CODE

The City Council of Taylorsville ordains as follows:

WHEREAS, on May 12, 2015 and June 9, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 and 3-2, respectively to forward a positive recommendation to amend the text of Sections 13.26.040 and 13.26.090H.5. of the Taylorsville Land Development Code ; and

WHEREAS, on June 10, 2015 a notice of public hearing regarding the proposed text amendments was posted in the Salt Lake Tribune and Deseret News, newspapers of general circulation; and

WHEREAS, on May 1, 2015 a notice of public hearing regarding the proposed text amendments was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on June 17, 2015 to conduct and consider, among other things, a public hearing regarding the proposed text amendments; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend Sections 13.26.040 and 13.26.090H.5. of the Taylorsville Land Use Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville, Utah City Council that this document be adopted to amend the text of Sections 13.26.040 and 13.26.090H.5. of the Taylorsville Land Development Code.

13.26.040: NONCONFORMING SIGNS:

- A. Regulation, Containment, and Elimination: In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy this code, the city intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered, or enlarged unless it is brought into complete compliance with this chapter. The following alterations are exempt from this provision:
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- B. Abandonment: Within forty five (45) calendar days after vacation of an existing business, any on site nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, the city may have the entire nonconforming sign (both face and structure) removed through the process specified herein. An abandoned sign may not regain any legal nonconforming status later, even if the original or a new business occupies the property.
- C. Billboards: Any billboards shall be in conformance with state code.

13.26.090: STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT:

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 - (1) A topographic map with one foot (1') interval contours is provided to illustrate existing conditions at the site.
 - (2) Visual simulations or scaled profile drawings are provided which illustrate the required and requested sign heights in relation to the view obscuring structure.

- (3) The additional height is the minimum necessary to provide reasonable visibility above the view obscuring structure.

This Ordinance, assigned Ordinance No. 15-05, 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 _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chairman

VOTING:

Daniel Armstrong	Yea ___	Nay ___
Dama Barbour	Yea ___	Nay ___
Ernest Burgess	Yea ___	Nay ___
Bradley W. Christopherson	Yea ___	Nay ___
Kristie S. Overson	Yea ___	Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

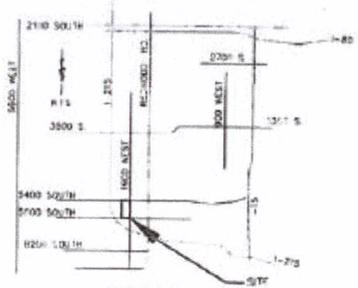
By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

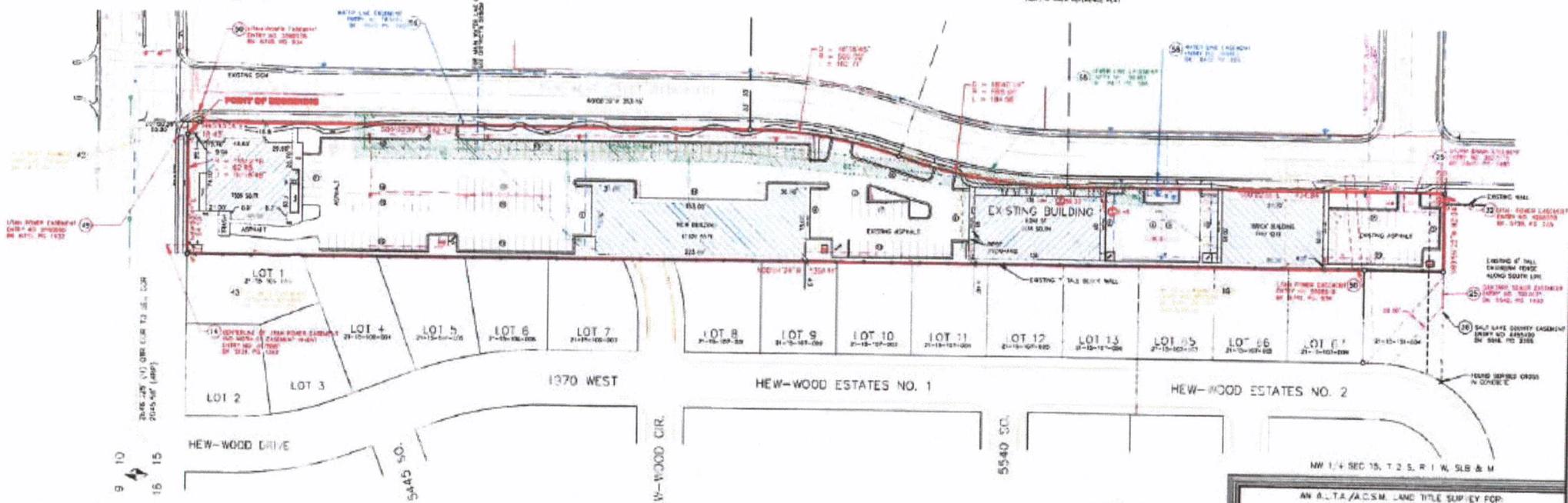
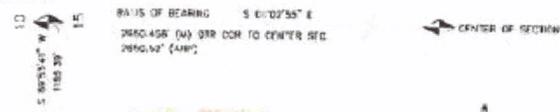
POSTED this _____ day of _____, 2015.



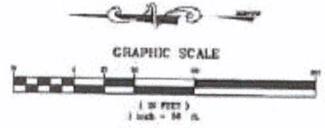
- LEGEND**
- 6"Ø-1 5/8" POWER POLE
 - 6"Ø-1 1/2" WATER VALVE
 - 6"Ø-1 1/2" ELECTRIC BOX
 - 6"Ø-1 1/2" WATER MAN-HOLE
 - 6"Ø-1 1/2" FIRE HYDRANT
 - 6"Ø-1 1/2" SEWER DRAIN MAN HOLE
 - 6"Ø-1 1/2" LIGHT POST
 - 6"Ø-1 1/2" GAS METER
 - 6"Ø-1 1/2" GAS METER
 - 6"Ø-1 1/2" SEWER CLEAN-OUT
 - 6"Ø-1 1/2" TELLER-ONE BOX
 - 6"Ø-1 1/2" TROUBLE BOX
 - 6"Ø-1 1/2" DUMPSTER
 - 6"Ø-1 1/2" MONUMENT SIGN
 - 6"Ø-1 1/2" MONUMENT SIGN w/ BARRIER POSTS
 - 6"Ø-1 1/2" NUMBER OF PARKING SPACES
 - 6"Ø-1 1/2" GAS LINE
 - 6"Ø-1 1/2" LIQ POWER LINE
 - 6"Ø-1 1/2" LIQ TELEPHONE LINE
 - 6"Ø-1 1/2" SANITARY SEWER
 - 6"Ø-1 1/2" STORM DRAIN
 - 6"Ø-1 1/2" WATER
 - 6"Ø-1 1/2" IRRIGATION
 - 6"Ø-1 1/2" FOUND ROOM & CAP (TAMPED 6" 1"554 1")
 - 6"Ø-1 1/2" FOUND P.K. NAIL & WASHER

INCREMENT TABLE		
CHORDS/ARC RADIUS	BALANCE	DISCREPANCY
1 - 2	1.58 500" 1000 403"	DIFF. NO. 10.143 BY 0422 PL. 204

FOUND MONUMENT
N COR SEC 15
T 2 S, R 1 W, SLB & M



FOUND MONUMENT
NW COR SEC 15
T 2 S, R 1 W, SLB & M



NO.	DATE	BY	REVISIONS
1	7/8/14	PLC	UPDATE PER FIELD REVIEW AND REVISED FILE REPORT
2	8/1/14	PLC	UPDATE PER FIELD REVIEW AND REVISED FILE REPORT
3	8/11/14	PLC	REVISE FILE REPORT EFFECTIVE DATE 7 UPDATE NEW HO'S
4	8/11/14	PLC	REVISE FILE REPORT EFFECTIVE DATE
5			

AN ALTA/ACSM LAND TITLE SURVEY FOR:

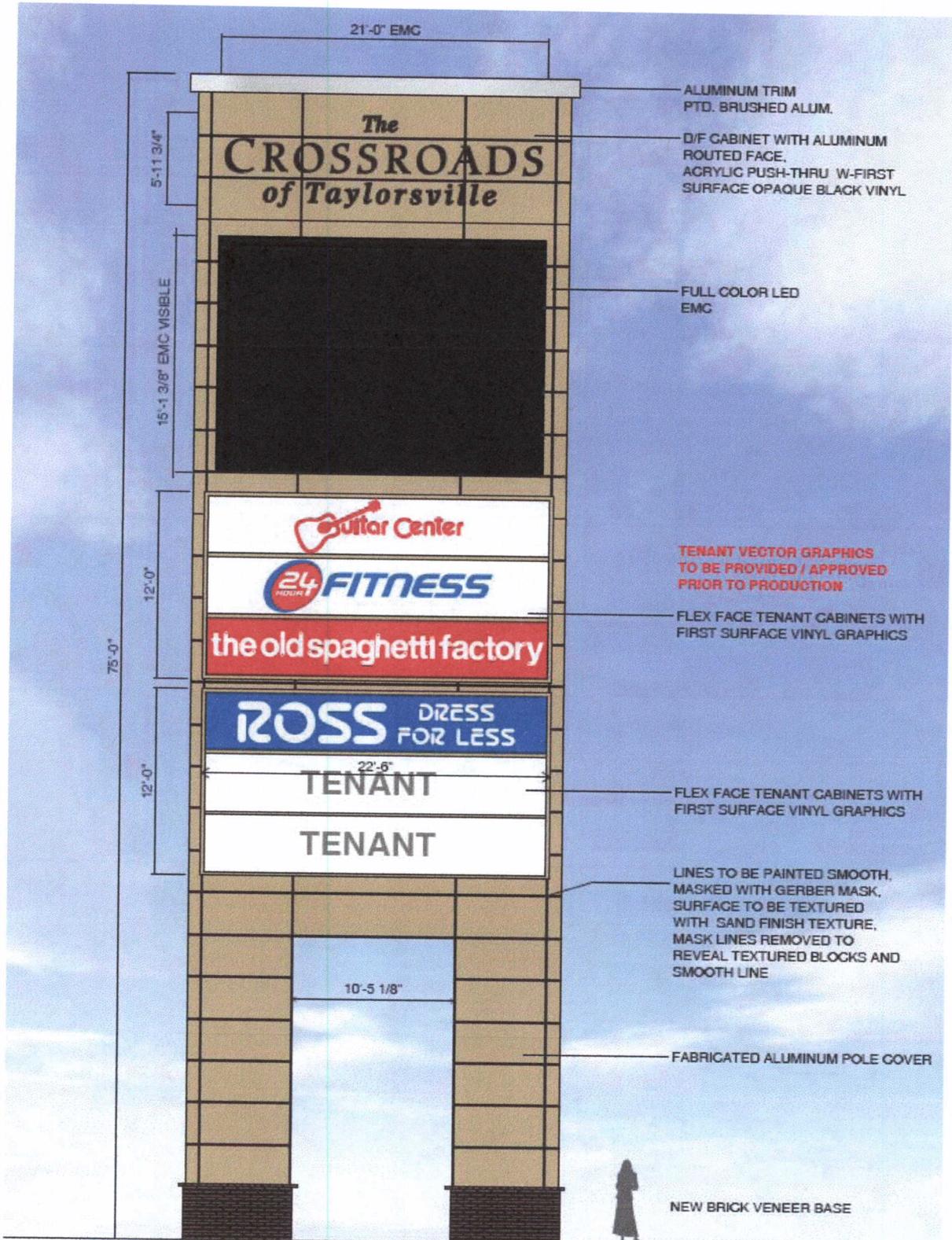
GATEWAY TOWER WEST, SUBDIVISION
SALT LAKE CITY, UT 84101

1500 SOUTH MIDVALEY DRIVE (1900 WEST), TAYLORVILLE, UT

DATE: JULY 8, 2014 JOB NO. 0614001

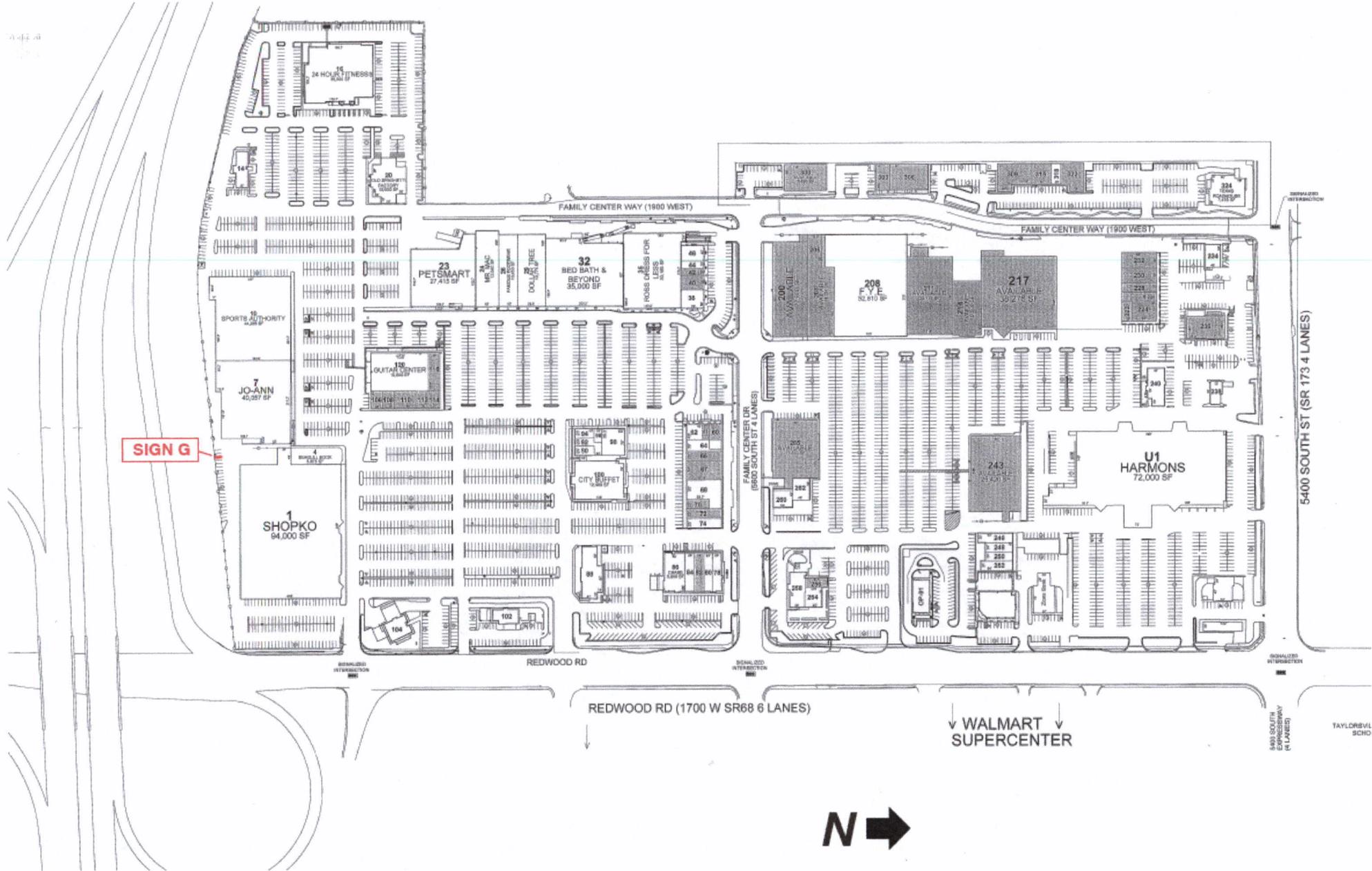
PREPARED BY: PROFESSIONAL LAND SURVEYOR
18711 S. TOWER RIDGE DRIVE
DRAPER, UT 84104

SHEET 3 OF 3



G D/F INTERNALLY ILLUMINATED PYLON - NEW SIGN
 (1) REQUIRED

1/8"=1'-0"
 SIDE "A"



SIGN G

1 SHOPKO
94,000 SF

23 PETS MART
27,413 SF

7 JO-ANN
45,057 SF

32 RED BATH & BEYOND
35,000 SF

130 GUTTA CENTER

180 CITY MARKET

200 AVAILABLE
52,810 SF

217 AVAILABLE
30,275 SF

243 AVAILABLE
23,541 SF

U1 HARMONS
72,000 SF

REDWOOD RD (1700 W SR68 6 LANES)

WALMART
SUPERCENTER

5400 SOUTH ST (SR 173 4 LANES)



TAYLORVILLE SCHD