

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

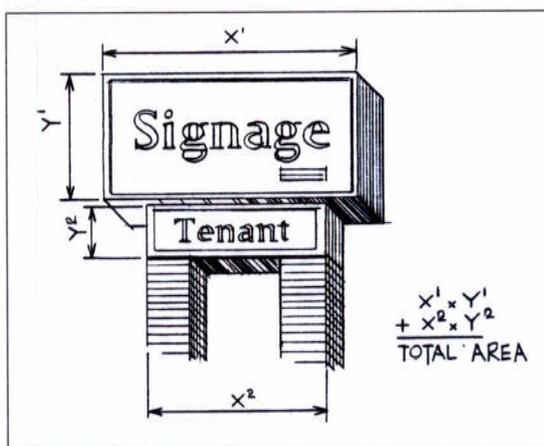
MEETING DATE: August 19, 2015

AGENDA ITEM: **Public Hearing.** Ordinance #15-10 concerning a proposed amendment to Section 13.26.090 of the Taylorsville Land Development Code regarding maximum sign area of pylon signs.

PRESENTER: Mark McGrath

SUMMARY: Current Taylorsville Code regulates both the height and area of pylon signs (aka pole signs). Code stipulates that the maximum height of non-freeway oriented signs be 25'. The maximum area is defined as 100.0 sq. ft. + 3.125 sq. ft. per acre of land over 10.0 acres to a maximum size of 350.0 sq. ft. The code goes on to state that the "area" of the sign shall be all portions of the sign that include words, symbols, or information. This is clarified in the following passage and illustration from our current code:

***13.26.060 A.5.** The regulated area of a pylon sign shall include all parts of the sign or structure that contain identification (words or symbols) and information. (See figure below)*



The applicant (Mr. David Werts; Legacy Plaza at 54th, LLC) has submitted a Code Text Amendment Application to amend Section 13.26.090 H.4. (area standards for pylon signs) of the Signage and Outdoor Advertising Chapter of the Land Development Code. Specifically, the applicant is asking that the portion of a sign that advertises or identifies the name of a property or shopping center not count towards the overall sign area. With this proposal only those areas used to advertise tenant spaces would be used in the area calculation. The applicant submitted the following specific text amendment with his application:

13.26.090 H.4. Area Standards: *A sign area may not exceed the size set forth below, excluding any sign area dedicated to the name of the development, property or shopping center and must be part of an approved sign theme. Reader boards, changeable copy areas, and electronic message centers shall not exceed sixty five percent (65%) of the total sign copy area of the sign.*

a. The sign area allowed for tenant signage on a pylon sign placed on a development, parcel, or planned center on parcels more than seven (7) acres: 100.0 sq. ft. + 3.125 sq. ft. per acre of land over 10.0 acres to a maximum size of 350.0 sq. ft.

Under this proposal the tenant spaces of a sign would be regulated by the formula above while other portions of the sign such as the shopping center name or any other information not tied to a specific tenant would be unregulated and could be any size provided it did not exceed 25' in height.

For your information, included with this report are two illustrations. Illustration #1 is the sign submitted by the applicant that currently does not meet code. This proposed sign utilizes all of the permitted sign area in the spaces labeled "tenant space". That portion of the sign that includes the shopping center name is outside the City's current area standards. If the proposed text amendment is adopted by the City Council this would be a permitted sign. Illustration #2 demonstrates the same sign in complete compliance with the current code. The only difference between the two signs is the tenant space sign area is slightly smaller on illustration #2.

PLANNING COMMISSION RECOMMENDATION: In a unanimous vote on July 14, 2015, the Taylorsville Planning Commission voted to recommend to the City Council not to adopt the proposed changes.

STAFF RECOMMENDATION: Staff feels that it hasn't been sufficiently demonstrated that the current provisions of the sign code are not adequate and that this specific proposal could lead to significant unintended consequences. Staff feels that if any tweaks or amendments are to be considered it should be in a more global analysis of the code.

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-10

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND SECTION 13.26.090 (STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT) OF THE TAYLORSVILLE LAND DEVELOPMENT CODE.

The City Council of Taylorsville ordains as follows:

WHEREAS, on July 14, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 7-0 to forward a negative recommendation to amend the text of Section 13.26.090 of the Taylorsville Land Development Code; and

WHEREAS, on July 3, 2015 a notice of public hearing regarding the proposed amendment was posted on the state public notice website; and

WHEREAS, on July 3, 2105 a notice of public hearing regarding the proposed text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on August 19, 2015 to conduct and consider, among other things, a public hearing regarding the proposed text amendment; and

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

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the amendments made in the attached exhibit "A" are hereby adopted and are designated by interlineating the words to be deleted and underlining the words to be added.

EXHIBIT A

13.26.090 H.4. Area Standards: A sign area may not exceed the size set forth below, excluding any sign area dedicated to the name of the development, property or shopping center and must be part of an approved sign theme. Reader boards, changeable copy areas, and electronic message centers shall not exceed sixty five percent (65%) of the total sign copy area of the sign.

a. The sign area allowed for tenant signage on a pylon sign placed on a development, parcel, or planned center on parcels more than seven (7) acres: 100.0 sq. ft. + 3.125 sq. ft. per acre of land over 10.0 acres to a maximum size of 350.0 sq. ft.

This Ordinance, assigned Ordinance No. 15-10, 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, Chair

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.

City of Taylorsville

Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84129
Phone: (801) 963-5400 Fax: (801) 955-2052



ZONING AMENDMENT APPLICATION

PLEASE COMPLETE BOTH SIDES OF APPLICATION

Type of Application: Zoning Map Amendment
 Zoning Text Amendment

Subject Property Address: 1716-1922 West 5400 South
Taylorsville, UT 84118

Parcel Area: 16.04 acres Current Use: Retail Shopping Center

Parcel Identification (or Sidwell) Number: _____

Applicant Name: Legacy Plaza at 54TH LLC

Mailing Address: 1962 E Stag Hill Circle

City, State, Zip: Draper, UT 84020

Daytime Phone #: 801-996-8626 Fax #: _____

E-mail: david.wents@comcast.net

Business Name (if applicable): _____

Property Owners Name (if different): _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____

Describe your request in detail (use additional paper if necessary):

See proposed text changes to 13.26.090 H.4(a) to
improve available tenant signage for Pylon Signs in the attached
additional paper.

Authorized Signature: [Signature] Date: 6-25-15
Operating Manager

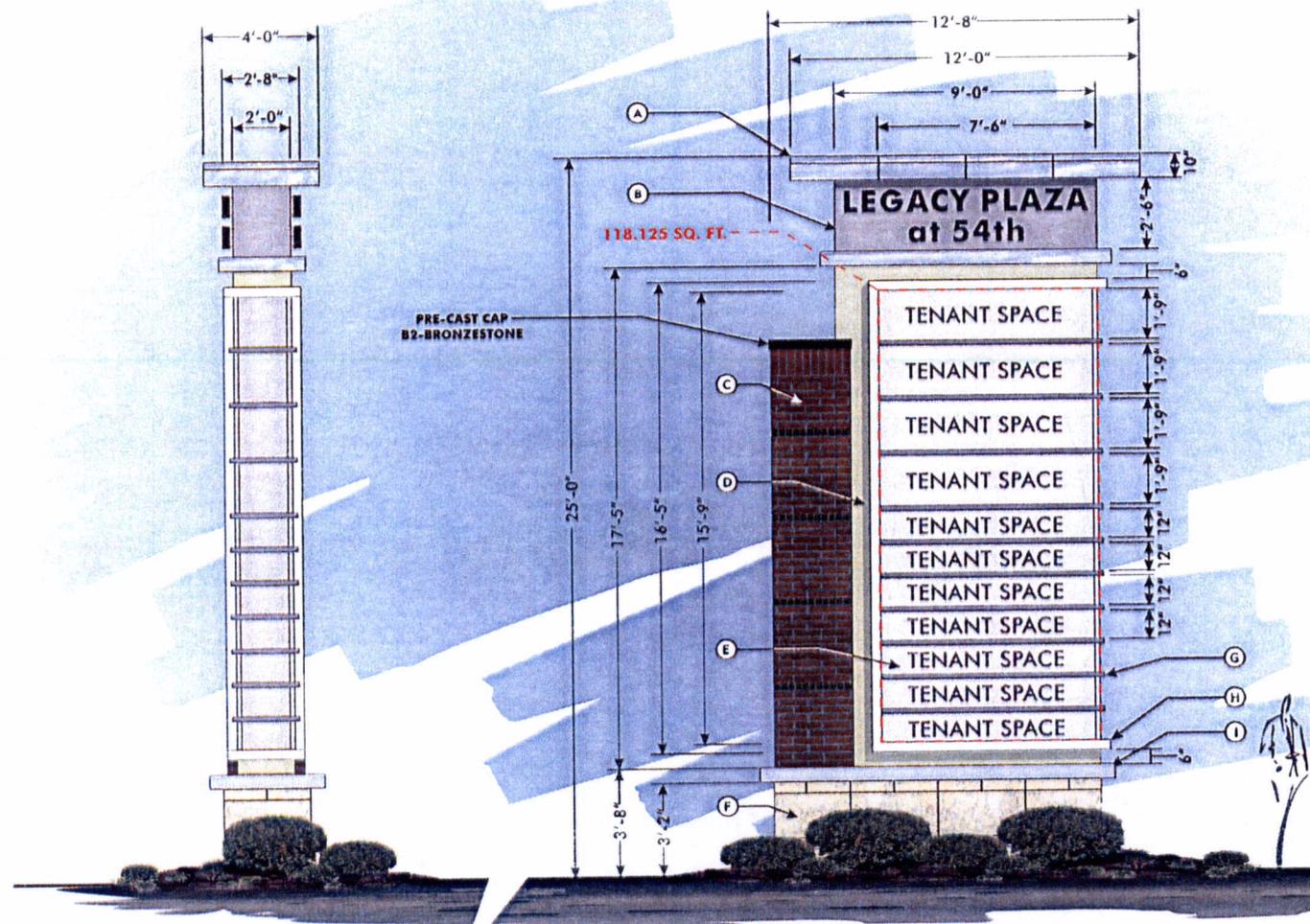
Note: Obtaining approval of a zoning amendment from the Taylorsville City Council does not eliminate the necessity of obtaining a building permit, business license or approval from other agencies (if applicable) prior to start of construction or land use. Please contact the appropriate Taylorsville City department regarding additional required permits.

| Office Use Only | |
|--|-----------------------|
| FILING #: | <u>5215</u> |
| ENERGOV #: | <u>ZTXT-6-15-6377</u> |
| FILING FEE: | <u>\$300.00</u> |
| DATE ACCEPTED: | <u>6/26/15</u> |
| ACCEPTED BY: | <u>MJM</u> |
| RECEIPT NUMBER: | <u>3,05200</u> |
| CURRENT ZONING DISTRICT: | <u>CC</u> |
| MEETING DATE(S): | <u>7/14/15</u> |
| Application approved: <input type="checkbox"/> yes <input type="checkbox"/> no Conditions: <input type="checkbox"/> yes <input type="checkbox"/> no _____ Chair, City Council | |

FOR YOUR INFORMATION...

For more information regarding zoning amendments and application procedures, please refer to **Taylorsville Information Form P-9 Applying for a Zoning Amendment** available from the Community Development Department at Taylorsville City Hall or online at www.taylorsvilleut.gov.

CONCEPT



| SPECIFICATIONS | |
|---|--|
| MFR/INST: (1) ILLUMINATED D/F SIGN DISPLAY. | |
| (A) | TOP SECTION: INTERNAL ALUMINUM FRAME WORK WITH BRUSHED SILVER ACM WITH ROUTED "V" GROOVE LINES TO EXPOSE INNER BLACK CORE MATERIAL. |
| (B) | TOP CABINET: INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH AND REV/CHAN LETTERS AS FOLLOWS. -LETTERS: REV/CHAN: -FACES: .063 ALUMINUM PAINTED P1 -RETURNS: 3" ALUMINUM PAINTED P1 -BACKS: CLEAR LEXAN. -STANDOFFS: 1". -HALO ILLUMINATION: INTERNAL: WHITE LEDS (UL). |
| (C) | BRICK PYLON COVER SECTION: ALLIED TO PROVIDE SUPPORT FRAME. CLIENT TO PROVIDE BRICK WORK. |
| (D) | SIGN STRUCTURE SECTION: INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH. |
| (E) | TENANT CABINET: INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN AND RETAINERS PAINTED TO MATCH P3. FACES: WHITE PLEX. ILLUMINATION: INTERNAL: WHITE LED LIGHT STICKS (UL). DIVIDER BARS: 2" ALUMINUM WITH BRUSHED ALUMINUM EMBELLISHMENTS |
| (F) | BASE: ALLIED TO PROVIDE SUPPORT FRAME. CLIENT TO PROVIDE ARKIS-CRAFT SMOOTH FACE - GINGER. |
| (G) | DIVIDER EMBELLISHMENTS: INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH BRUSHED ALUMINUM SKIN. |
| (H) | DECORATIVE BORDER: INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH ALUMINUM SKIN TO MATCH EIFS: E2-MANOR WHITE |
| (I) | BASE CAP: PRE-CAST CAP ST-2. (PROVIDED BY CLIENT.) |
| PAINT SCHEDULE | VINYL SCHEDULE |
| <small>(SCREEN AND FINISH COLORS MAY VARY FROM FINISHED PRODUCT)</small> P1: BLACK SEMI GLOSS P2: PMS 614 C (VERIFY) P3: PMS COOL GREY 3C (VERIFY) | <small>(SCREEN AND FINISH COLORS MAY VARY FROM FINISHED PRODUCT)</small> ALL TENANT VINYL TO BE VERIFIED. |
| ⚠️ COLOR AND STUCCO TEXTURE MATCHES NEEDED FROM BUILDING. | |

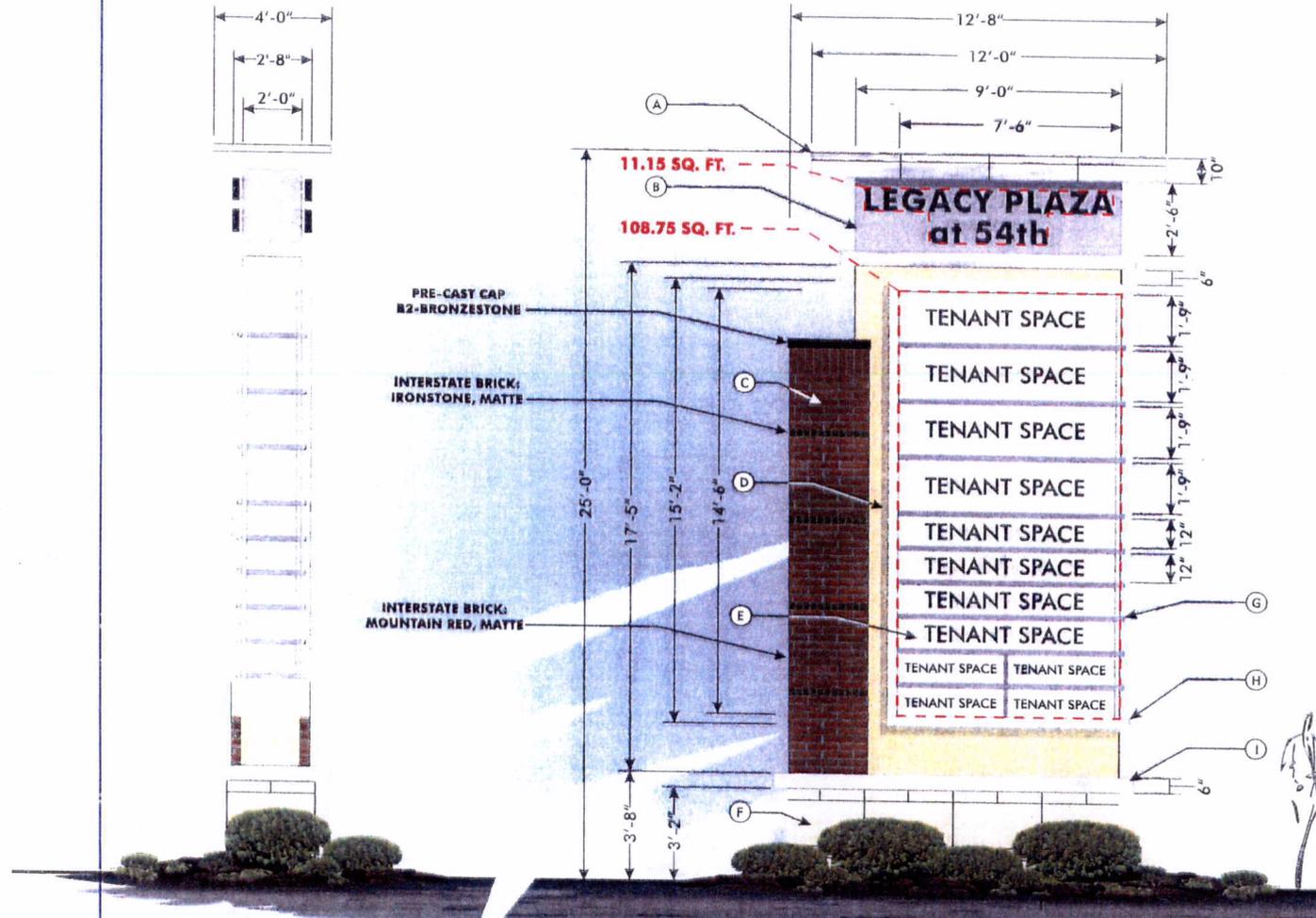
LAYOUT

SCALE: 1/4" = 1'-0"

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

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| | | | | | | |
|--|--|--|--|---|--|--------------------|
| <p>ALLIED ELECTRIC SIGN & AWNING Signs that build business!</p> | OGDEN: 2924 Pennsylvania Avenue (801) 621-4612 WWW.ALLIED-SIGN.COM | DRAWING STEPS <input type="checkbox"/> CONCEPT <input type="checkbox"/> ESTIMATING <input type="checkbox"/> PERMIT/LANDED <input type="checkbox"/> PRODUCTION | DRAWING REVIEW NAME: _____ PRODUCTION REVIEW NAME: _____ | Client: LEGACY PLAZA Address: 5400 S. REDWOOD RD. TAYLORSVILLE, UT Date: 4-23-15 | SALES APPROVAL: Designer: <i>TS</i> Sales: BT File: LEGACY PLAZA TAYLORSVILLE 5-28-15 | CUSTOMER APPROVAL: |
| | SALT LAKE CITY: 1920 S 900 W 84104 • (801) 972-5503 UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645 | | | | | |
| | | | | | | |
| | ILLUSTRATION #1 | | | | | |



| SPECIFICATIONS | |
|--|--|
| MFR/INST: (2) ILLUMINATED D/F SIGN DISPLAYS. | |
| (A) TOP SECTION: | INTERNAL ALUMINUM FRAME WORK WITH BRUSHED SILVER ACM WITH ROUTED "V" GROOVE LINES TO EXPOSE INNER BLACK CORE MATERIAL. |
| (B) TOP CABINET: | INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH AND REV/CHAN LETTERS AS FOLLOWS. -LETTERS: REV/CHAN: -FACES: .063 ALUMINUM PAINTED P1 -RETURNS: 3" ALUMINUM PAINTED P1 -BACKS: CLEAR LEXAN. -STANDOFFS: 1". -HALO ILLUMINATION: INTERNAL: WHITE LEDS (UL). |
| (C) BRICK PYLON COVER SECTION: | ALLIED TO PROVIDE BRICK. ALLIED TO INSTALL BRICK AND PRECAST CAP. INTERSTATE BRICK - MOUNTAIN RED, MATTE INTERSTATE BRICK - IRONSTONE, MATTE |
| (D) SIGN STRUCTURE SECTION: | INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH. |
| (E) TENANT CABINET: | INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN AND RETAINERS PAINTED TO MATCH P3. FACES: WHITE PLEX. ILLUMINATION: INTERNAL: WHITE LED LIGHT STICKS (UL). DIVIDER BARS: 2" ALUMINUM WITH BRUSHED ALUMINUM EMBELLISHMENTS. |
| (F) BASE: | ALLIED TO PROVIDE SUPPORT FRAME. CLIENT TO PROVIDE ARRIS-CRAFT SMOOTH FACE - GINGER, ALLIED TO INSTALL MASONRY. |
| (G) DIVIDER EMBELLISHMENTS: | INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH BRUSHED ALUMINUM SKIN. |
| (H) DECORATIVE BORDER: | INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH ALUMINUM SKIN TO MATCH EIFS: E2-MANOR WHITE. |
| (I) BASE CAP: | PRE-CAST CAP ST-2. (PROVIDED BY CLIENT.) |
| PAINT SCHEDULE <small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small> | VINYL SCHEDULE <small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small> |
| <ul style="list-style-type: none"> P1: BLACK SEMI GLOSS P2: PMS 614 C (VERIFY) P3: PMS COOL GREY 3C (VERIFY) | ALL TENANT VINYL TO BE VERIFIED. |
| ⚠ COLOR AND STUCCO TEXTURE MATCHES NEEDED FROM BUILDING. | |

LAYOUT
SCALE: 1/4" = 1'-0"

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| | | | |
|--|-------------------------------------|------------------------------------|---|
| DRAWING STEPS | DRAWING REVIEW | Client: LEGACY PLAZA | SALES APPROVAL: |
| <input type="checkbox"/> CONCEPT | <input type="checkbox"/> ESTIMATING | Address: 5400 S REDWOOD RD. | Designer: <i>[Signature]</i> |
| <input type="checkbox"/> PERMIT/LANDLORD | <input type="checkbox"/> PRODUCTION | TAYLORSVILLE, UT | Sales: BT |
| | | Date: 4-23-15 | File: LEGACY PLAZA TAYLORSVILLE 7-2-15 |
| | | CUSTOMER-APPROVAL: | |

SALT LAKE CITY: 1920 S 900 W 84104 • (801) 972-5503 UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645



ILLUSTRATION #2

10. 5Z15 Recommendation to the City Council for a Text Amendment to Title 13.26.090 H.4(a) of the Taylorsville Land Development Code – Signs. Legacy Plaza at 54th. (Michael Meldrum/Principal Planner)

10.1 **Mr. McGrath** presented this item. 9:51:36 PM This request is specific to pylon signs in the City of Taylorsville. Pylon signs are pole signs that are only available in shopping centers. An application has been received seeking an amendment to Section 13.26.090 of the Taylorsville Land Development Code, which pertains to the regulation of signage and outdoor advertising. In Staff's opinion the language in the current Code is appropriate and that the amount of signage provided in the ordinance allows for adequate advertising. Developers and tenants have the opportunity to have multiple signs to advertise their products and businesses. If the Planning Commission chooses to forward a positive recommendation to the City Council regarding this proposed text amendment, Staff recommends that the additional sign area to be "dedicated to the name of the development, property, or shopping center" not exceed 10% of the underlying sign area. To clarify, a sign that qualifies for the maximum 200 square feet of copy area would be allowed up to an additional 10% or 20 square feet of sign copy area specifically and only for "sign area to be dedicated to the name of the development, property, or shopping center." Staff would recommend that a percentage of the overall sign area be used to determine what the maximum area for the "area dedicated to the name of the development, property, or shopping center" will be. Without this additional provision, the additional signage would be unregulated as to size and could have negative or unintended consequences. This provision would allow an applicant to have more of the sign area used for advertising tenant space, while still allowing a developer to display the name of the development. Staff concurs with the applicant that this proposed text amendment should be limited to only those properties that qualify for a pylon/pole sign. Basically what the applicant is asking for is to exclude the portion of the sign that identifies the name of the shopping center from the overall calculation and to only include the area that is used for tenant signage as the overall area of the sign.

10.2. **Findings of Fact:**

- 10.2.1 The applicant is requesting approval for a text amendment to modify the existing language of the ordinance to now include additional sign area exclusive to the name of the development, property, or shopping center.
- 10.2.2 No additional sign height is requested.
- 10.2.3 No limitation on the amount of additional signage was proposed by the applicant.

10.3 **Staff Recommendation:** Staff recommends a negative recommendation to the City Council for File #5Z15 for the following reasons:

- 10.3.1 The current code is appropriate and not in need of being amended.
- 10.3.2 The current code provides adequate opportunity to advertise.
- 10.3.3 The proposed amendment does not provide a maximum threshold for the additional signage.

Or

Staff Recommendation: If the Planning Commission determines that a positive recommendation should be forwarded to the City Council for File #5Z15, Staff recommends the following:

- 10.3.4 The proposed text amendment is limited to properties that qualify for a pylon/pole sign.
- 10.3.5 The additional sign area to be "dedicated to the name of the development, property, or shopping center" shall not exceed 10% of the underlying sign area.
- 10.3.6 The proposed language forwarded to the City Council shall be as shown in Exhibit A, previously discussed.

10.4 **DISCUSSION:** **Commissioner Jensen** 9:53:54 PM asked if this were something that could be left up to the billboard designers. **Mr. McGrath** said that is basically how it is now. Staff determines how big the sign can be and then they decide how to split it up between tenant spaces, an EMC or the name of the property. **Commissioner Jensen** commented that technically then they have the ability to do this now. **Mr. McGrath** said that was correct. Essentially this applicant is asking for more area to be dedicated for tenant signage and not to lose tenant signage in favor of the name of the project. **Commissioner Jensen** asked if that meant that technically they can do what they want now. **Mr. McGrath** said that right now the Code is silent on the matter other than it says that no more than 65% of the sign can be used for an EMC. How the rest of that space is divided is completely up to the property owner.

10.5 **APPLICANT ADDRESS** **David Werts** 9:55:23 PM (Legacy Real Estate Investments). **Mr. Werts** said he is in the position of being the land lord for this center and in that endeavor wanted his tenants to be as successful as possible. He advised that in this proposal he is not proposing to change the height, width, size of the sign in any way. It is customary on a shopping center over eight acres that there is the name of the shopping center at the top of the sign. The Code provides for a large enough sign to put more tenant space on there but because the center name placard is counted in the square footage, no more tenants can be added.

He anticipates having 24 to 28 tenants and typically the top anchor spaces will end up on both signs so there will be about 16 spaces. Even with approving the proposal tonight, it will only add one to two more spaces per sign and there will still be eight to twelve tenants with no space on the sign. The current Code allows for a fixed square footage, which they are not looking to change that, just simply apply all the space to tenant space. He noted that monument signs are allowed to use all the area for tenant space.

10.6 **SPEAKING:** Commissioner Grossman opened the public hearing. Mr. Spung explained the reason for the change. [10:03:29 PM](#)

10.7 **DISCUSSION:** Commissioner Barbieri said her understanding of this sign ordinance is that this is the sign size and the applicants can do whatever they want to do with it as long as the EMC is only so big. Mr. Werts said that in his case, he gets approximately 118 square feet and the center's name plate is about 10 square feet, which is deducted from the 118 square feet, but which right now cannot be used against tenant space. Even though based on the 25' height and size available in Code, he has more space than could be fitted on there for tenants. He could remove the shopping center name plate sign and add more tenant signs. However, it would seem odd to have the tenant names and no shopping center name plate. His present problem is that the shopping center name plate is included in the total allowable square footage. He would like to simply remove the Shopping Center name plate, which is about 10% of the sign away from the 118 square foot, which would allow more tenant space. Commissioner Faurschou asked Mr. McGrath what determines that this shopping center sign is only allowed 118 square feet. Mr. McGrath replied that it is the formula from Code which is based on the amount of acreage in the shopping center. So, the more land that is available, the bigger the sign is allowed to be. The present proposal by Mr. Werts would technically be a larger sign because right now it says there can be "x" number of space for advertising, which would include the name of the shopping center, EMC and tenant space. It would be increasing the advertising area, not the size of the sign itself. Commissioner Jensen said that he found no place in the Code that says this cannot be done the way the applicant wants to do it. Mr. Werts said that if he wants to add the tenant space to the sign at the bottom he must remove the shopping center sign at the top. He added that he is limited by the square footage calculation. Mr. Spung said that the definition of what the sign area is in the Code is based on the text on the sign, so right now all the text on the sign is included in the sign area, which would include the shopping center name and any text or logos for tenants. By eliminating the shopping center name from that area calculation, he could then add text for a tenant. The sign area is not necessarily measured by the physical dimensions of the sign but by the text that is on the sign. The applicant just wants to omit the text name of the shopping center from that calculation. Commissioner Barbieri said so that the intent of the current proposal is to have white space on the sign, rather than have it all in text. Mr. McGrath said that the Code doesn't say that the sign structure has to be so big, it dictates how high the sign can be and how much space can be used for advertising. (10:05) Commissioner Kehl added that for the applicant to do what he is asking is simple, but the problem is that it is changing an ordinance. Mr. McGrath said that it is more less just asking to allow more advertising on the sign than is presently allowed.

10.7 As no one else asked to speak in favor or opposition to this application, Commissioner Grossman closed the public hearing and opened it up to the Commission for discussion or a motion.

10.8 **DISCUSSION:**

10.8.1 Commissioner Jensen's concern is that there are other areas with more than seven acres which will also be affected by this and he did not want to change the ordinance for each individual instance. He asked that the Code be given a chance to work [10:12:18 PM](#)

10.8.2 Commissioner Quigley felt that wording on that sign needs to include the name of the shopping center because name identity is important for a retail site. Mr. McGrath suggested the easiest way to do this is, right now the code says, "you are allowed to have 100 square feet of signage for advertising, plus 3.2 square feet per acre of land over 10 acres to a maximum of 350 square feet." He suggested increasing that number by 10%, which would mean that 3.5 square feet per acre instead of 3.2. Commissioner Quigley wanted to know if that change would increase the size or height of the sign by doing that. Mr. McGrath advised that the numbers would have to be checked to determine that. Perhaps the total space could be increased from 100 square feet to 200 square feet. He noted there is a problem with constantly tinkering with an ordinance and having to deal with the impact on someone who adhered to the original provisions previously. Commissioner Quigley added that it made sense to him to do what this applicant wants in this instance but by amending the Code and just saying "sign set forth below excluding any dedicated to the name of the

shopping center" would wipe out some of the gray area as to what else they could expand on that sign. Yet that proposal does not change the height or size of the sign but gives the applicant the opportunity to dedicate more space on the sign to tenant use, which he felt was critical for economics. He also felt the name of the shopping center should be included. He suggested deleting everything there except for the name of the shopping center.

10.8.3 Commissioner Grossman said but what is happening is something that has been previously discussed which is that the Commission is addressing a specific instance (one particular sign) and in fact the determination is being made to forward either a positive or negative recommendation to the City Council to amend a section of the Taylorsville Land Use Development Code.

10.8.4 Commissioner Jensen commented that the City has gone through all this work to create the Land Use Development ordinance and then already is making changes thereto. He reiterated that he would like to see the present Code left as is and given a chance to work.

- 10.9 **MOTION:** Commissioner Jensen - I move to send a negative recommendation to the City Council for File 5Z15.
SECOND: Commissioner Barbieri
VOTE: All in favor.