

**NOTICE OF MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, SEPTEMBER 8, 2016**

**COUNCIL CHAMBERS
4580 S 2300 E
HOLLADAY, UTAH 84117**

- 5:00 p.m.** **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*
- 5:30 p.m.** **Briefing Session** – *The Council will review and discuss the agenda items; NO decisions will be made*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay Municipal Council will hold a City Council meeting in the Council Chambers beginning at **6:00 p.m.** It is possible that a member of the Council will be participating by electronic means. The Council Chambers shall serve as the anchor location. *In an effort to conserve resources, the Council has gone paperless. Council Members will be using a variety of electronic devices during the meeting.*

6:00 p.m. **Council Meeting**

AGENDA

- I. **Welcome** – Mayor Dahle
- II. **Pledge of Allegiance**
- III. **Public Comments**
The public is invited to address the City Council on any subject for three minutes, five minutes for a group spokesperson, additional time allotted at the discretion of the Chair. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council
- IV. **Public Hearing on Proposed Amendments to Chapters 13.82 Amending Sign Regulations in the HV, C and P Zones and Clarifying Section 13.76.160 and Section 14.12.040 Regarding Signs and Other Encroachments Allowed in the Clear View Area of Street/Driveway Intersections** (regulations for blade/fin signs in the Holladay Village (HV) & Commercial (C) zones, the addition of monument signs in the Public (P) zone and removal of signs in the clearview area of intersecting streets)
- V. **Consideration of Ordinance 2016-22 Amending the Zoning Map of the City of Holladay Regarding The Property Known as Holladay Boulevard Estates Development from R-1-10 single family 10,000 sq ft min) to R-2-10 (single family 6,250 sq ft min.)**
- VI. **Consent Agenda**
 - a. **Approval of Minutes – Aug. 8, 2016**
- VII. **City Manager Report** – Gina Chamness
- VIII. **Council Reports**

- IX. ***Other Business***
- X. ***Adjourn City Council Meeting and Reconvene in a Work Meeting***
- a. Discussion on Highland Dr. Project
 - * Overview of Project
 - * Policy Issues
 - b. Discussion on Previous Public Hearing
 - c. Discussion on City Hall Park
 - d. Discussion on Proposed “ P” (public) Zone Amendment for Accessory Buildings
 - e. Discussion on City Survey
 - f. Update on Deer Issues & Draft Plan– Open House Oct. 12
 - g. Calendar – *schedule of upcoming meetings*
 - Council Meetings –Sept. 15 & 22, Oct. 6, 13 & 27
 - ULCT Convention – Sept. 14-16
 - Concert in the Park – Sept. 17
 - h. Other **Business** – *as may properly be introduced*
- XI. ***Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition – (If needed)***
- XII. ***Adjourn***

All details regarding the agenda may be found online at www.cityofholladay.com

On Tuesday, September 6, 2016 at 11:30 am a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City. The agenda was also posted at City Hall, Holladay Library, City internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

Dated this 6th day of September, 2016.

Stephanie N. Carlson, MMC
Holladay City Recorder



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE:

AGENDA ITEM:

TITLE: Signs in the HV, C, and P zones and Encroachments in the Clear View of Intersecting Streets

SUBMITTED BY: Planning Commission

SUMMARY:

This proposed amendment includes the following changes:

1. The addition of a specific regulation for blade/fin signs in the HV Zone, allows up to 12 Sq. Ft. and increases the allowable projection from 24 inches to 42 inches from the building face (currently *must be at least 8 Ft above the sidewalk*).
2. The addition of "Construction" signs to the sign table, "All Zones" and allows:
 - a. 16 Sq. Ft. and 6 Ft. max height for lots/projects less than ½ acre in size;
 - b. 32 Sq. Ft. and 8 Ft. max height for lots/projects ½ acre or larger in size.
3. The addition of Blade/fin signs to the C-1 and C-2 Zones table with the same regulation as in the HV Zone.
4. The addition of Monument signs in the Public (P) Zone, one sign per lot, up to 32 sq. Ft. in area and 6 Ft. in height.
5. Removal of all allowances for signs, or gas pumps in the clear view area of intersecting streets. This amendment affects duplicate sections in Title 13 and Title 14.

RECOMMENDATION:

The Planning Commission opened the public hearing on this matter on June 21st and continued the matter for further discussions. The Commissioners discussed this matter at their July 21st and their August 2nd meeting where a motion was passed to recommend adoption of the amendment. With the exception of the proposed text regarding "Construction" signs, the motion passed with a unanimous vote. Commissioner Ricks voiced a strong opposition to the suggested size of these types of signs as they would pertain to those residential lots where a single family home would be under construction.

CONTACT PERSON: Jon Teerlink, Pat Hanson

EXHIBITS:

- PC Staff report
- Draft text
- PC minutes when available

Memo

To: City Council
From: Staff
Date: September 6, 2016
Re: Overview of Highland Drive Projects and Policy Direction on Spending SLCO Funds

Grant-funded projects to improve the Highland Drive Corridor are moving forward, as detailed in the status summaries below:

- **Highland Drive Intersections Project:** Survey, appraisal, and design work is proceeding for the Highland Drive Intersection Improvements Project at Spring Lane, Lakewood Drive, Walker Lane, and Fardown Avenue. This project is funded through STP and HPP funds administered by UDOT. The next phase of implementation will focus on right-of-way acquisition, and the project is on track for a potential construction bidding in early 2017.
- **Highland/Van Winkle Intersection Study:** The Study is complete. Consultants are preparing the final report, which will be available for Council review in September/October 2016. The report will present recommendations for short and long term intersection improvements.
- **Highland Drive Corridor Feasibility Study:** Approval of the City's STP grant application to the WFRC to fund a Highland Drive Corridor Feasibility Study is expected in October 2016, which will provide a detailed planning and pre-engineering framework for the City Council to determine the design of the 80' right-of-way. City Staff recommends setting the Highland Drive Study limits from Murray-Holladay Road to the Van Winkle Expressway.

In addition to the grant-funded projects above, the City received a \$1,000,000 award from Salt Lake County for use on the Highland Drive Corridor. The City must spend the funds by December 31, 2017. Here are a few potential options for City Council consideration to expend funds:

Option #1

- \$100,000 – Survey and Appraisal Work
- \$290,854 – Local Match for STP-funded Intersections Project
- \$609,146 – Combination of Right-of-way Acquisition
AND Short Term Improvements to Highland/Van Winkle Intersection

Option #2

- \$100,000 – Survey and Appraisal Work
- \$700,000 – Right-of-way acquisition
- \$200,000 – Short Term Improvements at Highland /Van Winkle Intersection

Option #3

- \$100,000 – Survey and Appraisal Work
- \$290,854 – Local Match for Intersections Project
- \$609,146 – Right-of-way Acquisition

*Additional grant resources are available for right-of-way acquisition and intersection improvements, which will be pursued by the City of Holladay to fund any right-of-way acquisition or improvements not covered by the \$1,000,000 of County funds.



City of Holladay

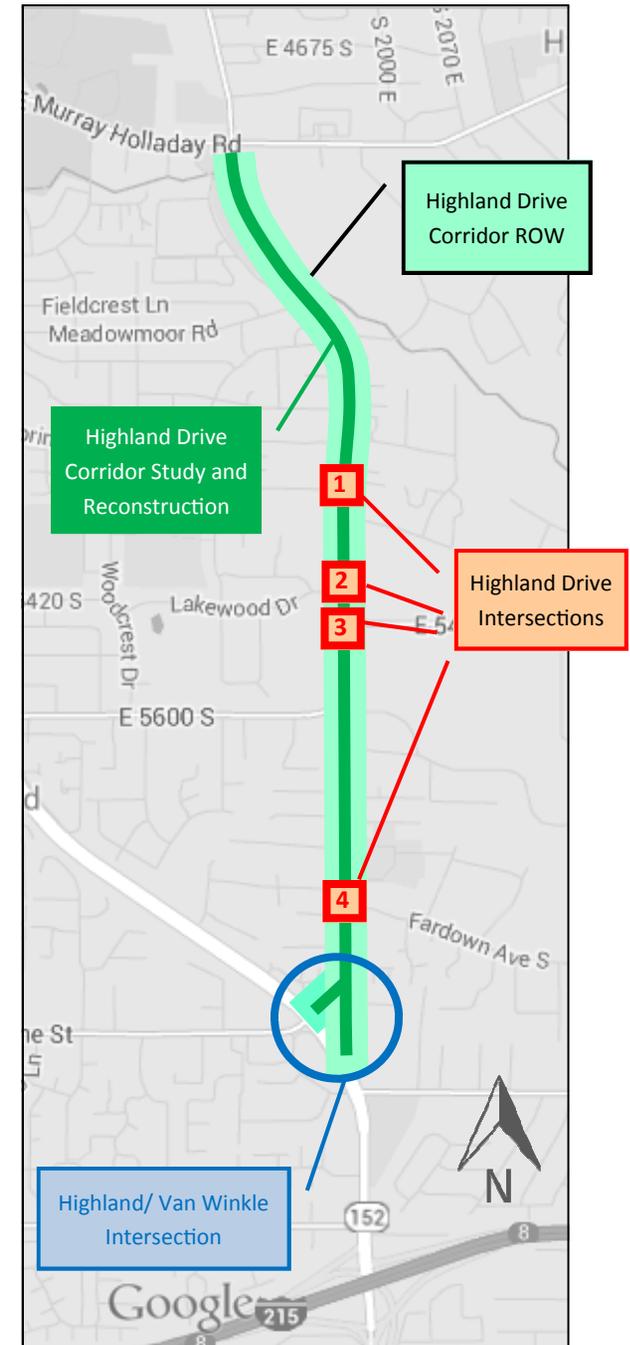
Highland Drive Corridor Strategy

Draft Working Document as of August 31, 2016

General Implementation Timing

PROJECT	2016	2017	2018	2019+	Funding
Highland Drive #4 Key Intersections: 1) Spring Lane, 2) Lakewood Dr, 3) Walker Lane, and 4) Fardown Ave: -Environmental -Right-of-way -Design -Construction	✓ ✓ ✓ ✓	✓			STP SLCO (Match?)
Highland/Van Winkle Intersection Study Complete	✓				WFRC TLC
Highland/Van Winkle Intersection (near term fixes)	✓	✓			SLCO
Highland/Van Winkle Intersection (full improvement)		✓			SLCO or tbd
Highland Drive Corridor Right-of-way to 80' width (need to acquire 40-50 parcels)		✓			SLCO
Highland Drive Corridor Feasibility Study			✓		STP (pending)
Highland Drive Full Corridor Reconstruction (based on Feasibility Study recommendation)				✓	tbd

Program	Grant	Match	Scope	Timing
STP	\$2,755,379	\$290,854	Intersections	2016-2017
SLCO	\$1,000,000	\$0	Open	Spend by 12/31/17
STP (pending)	\$171,357	\$12,443	Feasibility Study	tbd



CITY OF HOLLADAY

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF HOLLADAY REGARDING THE PROPERTY KNOWN AS THE HOLLADAY BOULEVARD ESTATES DEVELOPMENT FROM R-1-10 TO R-2-10.

WHEREAS, the authorized property owners have filed an application to re-zone certain real property known as the Holladay Boulevard Estates, located in Holladay, Salt Lake County, Utah from R-1-10 to R-2-10; and

WHEREAS, the actual density of the property is well more than the R-1-10 allows and is therefore nonconforming to the existing zone; and

WHEREAS, no change in the number of homes or size of the development is proposed or desired by the property owners; and

WHEREAS, the proposed zoning map amendment is consistent with the General Plan and land uses in the vicinity; and

WHEREAS, the Planning and Zoning Commission has reviewed the proposed zoning request, held a public hearing on June 21, 2016, and unanimously recommended approval to the City Council regarding the proposed zoning map change; and

WHEREAS, a public hearing was held on August 18, 2016 pursuant to proper statutory notice as required by law by the City Council; and

WHEREAS, it appearing to be in the best interest of the City of Holladay and the inhabitants thereof that the property be re-zoned and that the zoning map be amended to designate the property in the R-2-10 Zone District.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Re-zoning. That the zoning map be amended to designate the subject property as R-2-10. Said property is known as the Holladay Boulevard Estates, located in Holladay, Salt Lake County, Utah, and is more fully described as follows:

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOLLADAY BOULEVARD, SAID POINT BEING THE NORTHWESTERLY CORNER OF HOLLADAY BOULEVARD ESTATES CONDOMINIUMS PHASE 1, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 41°28'34" EAST ALONG THE MONUMENT LINE OF

SAID HOLLADAY BOULEVARD 214.5 FEET AND NORTH 66°30'00" EAST 41.14 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID HOLLADAY BOULEVARD AND VALLEYVIEW AVENUE, AND RUNNING THENCE NORTH 66°30'00" EAST ALONG THE NORTHERLY LINE OF SAID PHASE 1 A DISTANCE OF 225.06 FEET TO THE NORTHEASERLY CORNER OF SAID PHASE 1; THENCE SOUTH 21°18'41" EAST ALONG THE EASTERLY LINE OF SAID PHASE 1 A DISTANCE OF 86.81 FEET TO THE NORTHWESTERLY CORNER OF HOLLADAY BOULEVARD ESTATES CONDOMINIUMS PHASE 2, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE PERIMETER OF SAID PHASE 2 THE FOLLOWING THREE COURSES: 1) NORTH 76°49'15" EAST 118.33 FEET, 2) SOUTH 9°22'42" EAST 69.04 FEET, 3) SOUTH 71°52'50" WEST 188.15 FEET TO THE SOUTHEAST CORNER OF HOLLADAY BOULEVARD ESTATES CONDOMINIUMS PHASE 3, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 71°52'50" WEST ALONG THE SOUTHERLY LINE OF SAID PHASE 3 A DISTANCE OF 98.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID PHASE 3, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT OF WAY LINE, THENCE NORTH 37°03'05" WEST ALONG SAID RIGHT OF WAY LINE 152.24 FEET TO THE POINT OF BEGINNING.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this day of September, 2016.

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Lynn H. Pace	Yea	___	Nay	___
Mark H. Stewart	Yea	___	Nay	___
Sabrina R. Petersen	Yea	___	Nay	___
Patricia Pignanelli	Yea	___	Nay	___
Steven H. Gunn	Yea	___	Nay	___
Robert Dahle	Yea	___	Nay	___

ATTEST:

Stephanie N. Carlson, MMC
City Recorder

DEPOSITED in the office of the City Recorder this ____ day of _____, 2016.

RECORDED this ____ day of _____, 2016.

1 **13.82.200: HOLLADAY VILLAGE SIGN REGULATIONS:**

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3 D. Signs Allowed in the Holladay Village (HV) District: For all signs in the HV zone the
4 following regulations apply:

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6 1. Total Sign Area Requirements: For signs either attached parallel to a building
7 facade or freestanding monument signs, the following regulations apply:

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9 a. The total sign area, per building facade, may not exceed the following:

10 CHART 13.82.200.01

Floor Area Of Business	Sign Area Total; Wall	Sign Area Total; Freestanding
1,000 sq. ft. or less	12 sq. ft.	24 sq. ft.
1,001 to 3,000 sq. ft.	15 sq. ft.	32 sq. ft.
3,001 or more sq. ft.	5% of the exterior wall area not to exceed 32 sq. ft.	32 sq. ft. plus 6 sq. ft. per each additional enterprise in a multi-tenant structure up to 64 sq. ft. maximum

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13 b. Blade or Fin Signs:

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15 (1) The total sign area of any blade or fin sign, per building façade, shall not
16 exceed twelve (12) square feet; and

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18 (2) May be externally illuminated only as allowed by subsection 13.82D8a of
19 this section.

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21 2. Area of Individual Signs: *(no change)*

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23 3. Location on Building: *(no change)*

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25 4. Projections and Clearance:

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27 a. No portion of a sign may project more than ~~twenty four inches (24")~~
28 ~~forty-two (42) inches~~ from the face of a building or pole unless the sign is part of
29 a permanent marquee or awning over the sidewalk.

30
31 b. Projecting signs, awnings or canopies must maintain at least eight feet
32 (8') of clearance from ground level.

33
34 c. Signs may extend over city property only after review by the city
35 engineer and with the written approval of the community development director
36 and lease agreement acceptable to the city attorney.

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38 d. Awning, or canopy signs must comply with the following regulations:

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40 (1) No canopy or awning sign may be erected, re-erected, located or
41 relocated or enlarged or modified structurally without approval of the city.

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43 (2) Awning or canopy signs must be located in a traditional manner above
44 doors, windows or walkways, provided said walkway leads to a bona fide
45 entrance, if they are compatible with the architecture of the building and follow
46 relevant design guideline criteria. All other locations are prohibited.

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48 (3) Only fire resistant fabrics will be permitted. Material should be high
49 quality, colorfast and sun fade resistant. The planning commission must approve
50 vinyl or plastic materials.

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(4) Freestanding awnings and canopy signs are prohibited.

(5) An awning or canopy attached to a building may extend over the public right of way and project a maximum of thirty six inches (36") from the face of a building unless the awning or canopy is designed to extend over the sidewalk.

(6) A maximum of fifty percent (50%) of the drop face of the awning or canopy sign may be used for sign area regardless of the size of the building facade to which the sign applies, but not to exceed the area of a sign which would be allowed otherwise. Awning and canopy signs are calculated as part of the total sign area for a building.

(7) Awning or canopy signs must have a minimum clearance of eight feet (8') above the sidewalk.

(8) If the awning or canopy becomes a hazard, with reasonable notice, the city may require that an awning or canopy be removed from over city right of way without compensating the building owner.

5. Freestanding Monument Signs: *(no change)*

6. Sign Materials: *(no change)*

7. Color: *(no change)*

8. *Illumination:* The purpose of regulating sign illumination is to prevent light trespass and provide clear illumination of signs without causing potential hazards to pedestrians and vehicles. It is the intent of this section to encourage externally lit, appropriate signage.

a. Externally Illuminated Signs:

(1) Externally lit signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light sources and fixtures used for illuminating a sign shall be simple in form and should not clutter the building or structure. Light bulbs or lighting tubes should be shielded so as to not be physically visible from abutting public rights of way or residential properties.

(2) The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the abutting travelway or closest right of way.

(3) All light fixtures, conduit, and shielding shall be painted to match either the building or the supporting structure that serves as the background of the sign.

b. *(no change)*

c. *(no change)*

d. *(no change)*

9. Window Signs: *(no change)*

10. Umbrella Signs: *(no change)*

11. Master Sign Plan: *(no change)*

12. Temporary Signs: *(no change)*

13. Prohibited Signs: *(no change)*

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13.82.210: SIGNS ALLOWED:

Signs allowed, by zone, shall be as set out in the following chart:

Signs Allowed In All Zones				
Sign	Size	Height	Location	Other
Construction	1 per lot/ project, or street frontage. 16 sq. ft. on a lot/project with less than one-half acre in area. 32 sq. ft. on a lot/project with one-half acre or larger in area.	On all lots/projects in a residential zone 6" Maximum; On all lots/projects in a non-residential zone 8' maximum	On private property	Signs must be removed within 7 days of the sale or lease of the property or last lot in the development
Political	16 sq. ft. maximum per use	6 ft. when freestanding	On private property	
Property	3 sq. ft. maximum per use		Attached to and parallel with the front wall of the main structure	Home occupation signs not allowed
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Subdivision "project" signs not allowed. Signs must be removed within 7 days of the sale or lease of the property in question
Temporary	6 sq. ft. maximum	24" when freestanding	On private property	Sign may be used up to 30 days in any 1 calendar year. Requires permit and fee

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Signs Allowed In C-1, C-2 Zones				
Sign	Size	Height	Location	Other
Awning/canopy	20% of a wall area may be covered with an awning or canopy, and 50% of an awning or canopy may be covered with graphics	8' minimum aboveground; 0' above building wall	Subject to the city of Holladay encroachment policy	Attached to building. Primary graphics on face or street side of structure
Banners	May not exceed 10% of any wall area, 2 walls maximum allowed		Must be attached to the wall of the building	Permitted for 30 days in each calendar year except for extended periods during construction and renovation. Requires permit and fee
Blade/fin	Twelve (12) square feet.	8' minimum aboveground; 0' above building wall	Subject to the city of Holladay encroachment policy	No portion of a sign may project more than forty-two (42) inches from the face of a building or pole unless the sign is part of a permanent marquee or awning over the sidewalk.
Changeable copy			Must be incorporated into a wall or monument sign	
Directional	3 sq. ft.	2'	Only 1 per city approved drive approach	
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft. for every 10' of frontage over 50' to a maximum of 64 sq. ft.	8' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft. On corner lots, 1 sign per street frontage is allowed if the total street frontage for all streets exceeds 500 linear feet	May be illuminated
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	10% of a wall area		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. May be illuminated
Window	20% of glass area			

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Signs Allowed In The R-M Zones				
Sign	Size	Height	Location	Other
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft. for every 10' of frontage over 100' to a maximum of 64 sq. ft.	6' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft. On corner lots, 1 sign per street frontage is allowed if the total street frontage of all streets exceeds 1,000 linear feet	
Crown	Maximum of 15% of the wall space measured from the floor of the uppermost story to the top of that story's facade		Along the crown (top) of buildings that are 3 stories or higher only	Allowed only for commercial/office uses east of Interstate 215. May only face major (arterial) roadways. May not face immediately abutting residential area(s). 1 sign per building face only. May not extend above facade. Brushed metal letters, reverse pan channel or pan channel letters only. Sign letters may be illuminated with LED (back) lighting only
Real estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Signs must be removed within 7 days of the sale or lease of the property in question

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Signs Allowed In The O-R-D Zones				
Sign	Size	Height	Location	Other
Awning/canopy	20% of a wall area may be covered with an awning or canopy, and 50% of an awning or canopy may be covered with graphics	8' minimum above ground; 0' above building wall	Subject to the city of Holladay encroachment policy	Attached to building. May not extend above top of facade. Primary graphics on face or street side of structure. The area of any awning/canopy sign counts toward the calculation of wall sign allowance
Banner	May not exceed 10% of any wall area, 2 walls maximum allowed		Must be attached to the wall of the building	Permitted for 30 days in each calendar year except for extended periods during construction and renovation. Requires permit and fee
Changeable copy			Must be incorporated into a wall or monument sign	Logo/name of business must be attached to changeable copy area
Crown	Maximum of 15% of the wall space measured from the floor of the uppermost story to the top of the story's facade		Along the crown (top) of buildings 3 stories or higher only	1 sign per building face. Signs may not extend above facade and may be illuminated. Brushed metal letters, reverse pan channel or pan channel letters only. LED illumination required
Directional	3 sq. ft.	2'	Only 1 per city approved drive approach	Only signs indicating emergency services may be illuminated
Monument	1 per lot, maximum of 64 sq. ft.	8' maximum as measured from the top of curb to the property line	Must be entirely located in a landscaped area and may not encroach into the public right of way. On corner lots, 1 sign per street frontage is allowed if the total street frontage for all streets exceeds 500 linear feet	May be internally or externally illuminated (LED only) Base/pedestal of sign must be a minimum of 50% (continuous) of the width of the sign
Project identification (minimum of 2 acres required for project ID sign)	55 sq. ft. per acre to a maximum of 220 sq. ft.	20'	Must be entirely located in a landscaped area. 1 sign per frontage on each principal or minor arterial street	May be illuminated either externally or internally (LED only) and must be architecturally integrated into the development. The project name must be prominent
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	15% of 1 wall area visible to a principal or minor arterial street. Any other wall: 10% of that wall area		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this title May be illuminated (LED only) Signs may be located on a maximum of 4 faces of a building
Window	20% of glass area			First floor retail uses only

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Signs Allowed In The RO Zone				
Sign	Size	Height	Location	Other
Monument	1 per lot, 28 sq. ft. maximum.	5' maximum	Must be located in a landscaped area no less than twice the area of the sign allowed	May be externally illuminated but must comply with lighting requirements of section 13.50.110 of this title
Real Estate	6 sq. ft. maximum	3' maximum when freestanding	On private property	Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	Maximum 5% of 1 wall area visible to a principal or minor arterial street		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this title

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Signs Allowed in the P Zone				
Sign	Size	Height	Location	Other
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft.	6' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft.	One sign per lot/parcel only.

Signs Allowed In The HV Zone

All signs allowed in the Holladay Village zone and are subject to the regulations in section 13.82.200 of this chapter

Signs Allowed In The R/M-U Zone District

All signs allowed in the regional/mixed-use zone district are subject to the regulations as adopted in the site development master plan as approved under chapter 13.65 of this title

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1 **13.76.160: CLEAR VIEW OF INTERSECTING STREETS:**

- 2 A. Corner Lots: In all zones, no obstruction to view in excess of two feet (2') in height shall
3 be placed on any corner lot within a triangular area formed by the edge of the paved
4 surface and a line connecting them at points forty feet (40') from the intersection of the
5 paved surfaces, except a reasonable number of trees pruned so as to permit
6 unobstructed vision to automobile drivers, ~~and pumps at gasoline service stations~~ (figure
7 A of this section).
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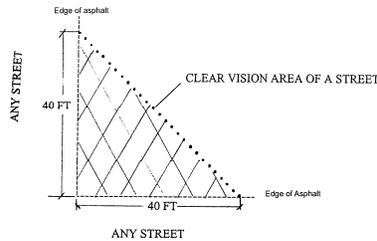


Figure A

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- 12 B. Clear View At Driveways: All driveways entering onto a public street, or right of way, shall
13 have a clear view for drivers entering onto the street. That clear view shall be measured
14 two feet (2') above the surface of the ground and form a triangle fifteen feet (15') from the
15 intersection of the driveway, or right of way, except a reasonable number of trees pruned
16 so as to permit unobstructed vision to automobile drivers (figure B of this section).
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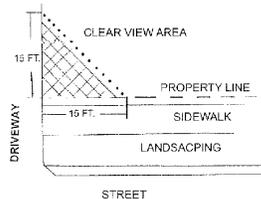


Figure B

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21 **13.82.110: VISIBILITY AT INTERSECTIONS:**

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23 Any sign located within the clear view of an intersection as defined in section [13.76.160](#) of this
24 title shall not exceed two feet (2') in height, nor may exceed ten inches (10") in width, thickness or
25 diameter.
26

27

28

29 **14.12.040: CLEAR VIEW OF INTERSECTING STREETS:**

30

- 31 A. *Minimum Corner Sight Distance:* "Corner sight distance for local streets", as defined in
32 the AASHTO guidelines, shall be a minimum of three hundred feet (300'). All other
33 locations shall be provided with sight distance in accordance with AASHTO guidelines.

34

- B. *Clear view of Intersection streets:*

1. Corner Lots: In all zones, no obstruction to view in excess of two feet (2') in height shall be placed on any corner lot within a triangular area formed by the edge of the paved surface and a line connecting them at points forty feet (40') from the intersection of the paved surfaces, except a reasonable number of trees pruned so as to permit unobstructed vision to automobile drivers.(figure A of this section).

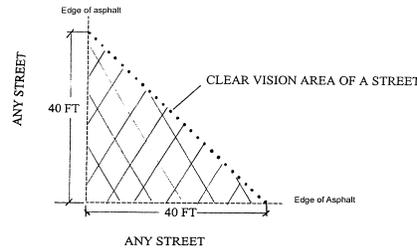


Figure A

2. Clear View at Driveways: All driveways entering onto a public street, or right of way, shall have a clear view for drivers entering onto the street. That clear view shall be measured two feet (2') above the surface of the ground and form a triangle fifteen feet (15') from the intersection of the driveway, or right of way, except a reasonable number of trees pruned so as to permit unobstructed vision to automobile drivers (figure B of this section).

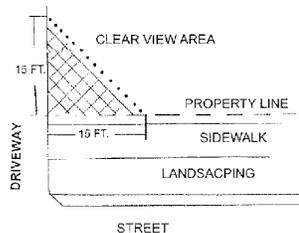


Figure B

~~B. Obstruction Prohibited: Exception: No constructed or planted obstruction to view, in excess of two feet (2') in height above the level of the abutting street pavement (measured at the edge of the pavement) shall be allowed within the clear view of intersecting streets. Exception to this are, signs that conform to the applicable land use code; a reasonable number of trees pruned to ten feet (10'); and pumps at gasoline service stations. In the event the provisions of this subsection conflict with land use codes, the most restrictive shall apply.~~

C. *Removal by City:* Landscaping material or other obstructions which infringes the clear view of intersecting streets creates a safety hazard, after twenty (20) days' notice to property owner by certified mail has been given, may be trimmed or removed by city employees or by any other person or entity designated by the city.

1 D. *Reimbursement to City:* The city shall be entitled to reimbursement of the costs incurred
2 by it in trimming or removing landscaping or obstructions under this section, and may
3 seek such reimbursement by sending an itemized invoice by certified mail to the property
4 owner at its last known address. If the property owner fails to pay such costs to the city
5 within twenty (20) days after the date of mailing such invoice, the city may cause suit to
6 be brought in an appropriate court of law seeking such payment, interest thereto at the
7 statutory rate, and the city attorney fees and costs of suit.