

Planning Commission Work Meeting Minutes
Thursday, January 4, 2018
City Council Chambers
220 East Morris Avenue
Time 6:45 p.m.

Commission Members Present: Jeremy Carter, Presiding
David Veenstra
Laura Vernon
George Pechmann

Staff Members Present: Michael Florence, Community Development Director
and Economic Development Director
Alexandra White, City Planner
Lynn Creswell, City Attorney

1. Discussion of Agenda Items.

Community Development Director, Michael Florence, presented the staff report regarding a request for a Conditional Use Permit to modify the height of an existing billboard located at 1147 West 2100 South on the Intermountain Farmers Property. The owner made the request because they felt that the freeway barrier blocked the height of the sign. Mr. Florence presented photographs of the sign from various locations on the freeway. He then presented the site plan provided by the applicant and emphasized that the new sign will be in the same location as the existing one. The proposed sign would be 55 feet in height, but the square footage of the sign face would remain unchanged.

Mr. Florence referenced State and City Code regarding signage. He explained that essentially, State Code refers to City Code for sign height and other dimensions. If, however, the City Code doesn't specify a maximum height, the State Code defines it as 65 feet or 25 feet above the grade of the main travel way, whichever is greater. The South Salt Lake Municipal Code states that the highest point of any billboard shall be no higher than thirty-five (35) feet above the existing grade. If the freeway, within one hundred (100) feet of the billboard measured from the freeway at the point at which the billboard is perpendicular to the freeway, is on a different grade than the billboard, then the highest point of the billboard may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the freeway. Mr. Florence explained that staff needed additional information regarding the grade of the freeway and the height of the sign and asked that the item be continued to the next Planning Commission Meeting.

Mr. Florence read from another portion of State Code which allows the height adjustment or relocation of a sign if the visibility is "obstructed due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state, along an interstate, federal aid primary highway existing as of June 1, 1991".

Chair Carter asked how the City defines a “freeway”. City Attorney, Lynn Creswell, explained that the City uses the State’s definition.

There was brief discussion regarding the potential consequences of denying the conditional use permit request. Mr. Florence commented that the City may have to purchase the sign from the company because there was nowhere to move the sign to.

The Planning Commission Work Meeting adjourned at approximately 7:00 p.m.

Planning Commission Regular Meeting Minutes
Thursday, January 4, 2018
City Council Chambers
220 East Morris Avenue
Time 7:00 p.m.

Commission Members Present: Jeremy Carter, Presiding
David Veenstra
Laura Vernon
George Pechmann

Staff Members Present: Michael Florence, Director Community Development
and Economic Development Director
Alexandra White, City Planner
Lyn Creswell, City Attorney

Moment of Reflection: Chair Carter

Pledge of Allegiance: Commissioner Veenstra

Motion to Approve the Agenda: Commissioner Veenstra

Second to the Motion: Commissioner Pechmann

Vote: Unanimous

Planning Commission Business

1. Election of a Planning Commission Chair for 2018.

Community Development Director, Michael Florence, explained that in the past the Planning Commission has nominated individuals for the position of Chair, and then a written vote was taken. There were only four Planning Commission Members present, which was cause for concern.

City Attorney, Lynn Creswell, stated that the Planning Commission could proceed with the election because their numbers constitute a quorum. Another option was to continue the election to the next meeting.

After some discussion, the Planning Commission decided to continue the item to the next meeting.

Motion to continue to the January 18, 2018 Planning Commission meeting.

Commissioner Veenstra

Second the motion:

Commissioner Pechmann

Vote:

Unanimous

New Business

- **C-17-038**

1. **Conditional Use Permit for a Height Modification to an Existing Freeway-Oriented Billboard.**

Action Item

Address 1147 West 2100 South

Applicant YESCO Outdoor Media

Mr. Florence presented the staff report regarding a request for a Conditional Use Permit to modify the height of an existing billboard located at 1147 West 2100 South on the Intermountain Farmers Property. The owner made the request because they felt that the freeway barrier blocked the height of the sign. Mr. Florence presented photographs of the sign from various locations on the freeway. He then presented the site plan provided by the applicant and emphasized that the new sign would be in the same location as the existing one. The proposed sign would be 55 feet in height, but the square footage of the sign face would remain unchanged.

Mr. Florence addressed State and City Code regarding signage and stated that essentially, State Code refers to City Code for sign height and other dimensions. If, however, the City Code does not specify a maximum height, the State Code defines it as 65 feet or 25 feet above the grade of the main travelway, whichever is greater. The South Salt Lake Municipal Code states that the highest point of any billboard shall be no higher than thirty-five (35) feet above the existing grade. If the freeway, within one hundred (100) feet of the billboard measured from the freeway at the point at which the billboard is perpendicular to the freeway, is on a different grade than the billboard, then the highest point of the billboard may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the freeway. Mr. Florence explained that staff needed additional information regarding the grade of the freeway and height of the sign and asked that the item be continued to the next Planning Commission Meeting.

Mr. Florence referenced another portion of State Code which allows the height adjustment or relocation of a sign if the visibility is "obstructed due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state, along an interstate, federal aid primary highway existing as of June 1, 1991".

In response to a question from Commissioner Pechmann, Mr. Florence clarified that the sign was obstructed for eastbound traffic due to the elevation change.

Commissioner Vernon asked if the last section of State Code presented would trump City Code regarding the height increase. Attorney Creswell explained that they want to see if the visibility issue can be resolved within City Code regulations first because that particular section of State Code does not define a height limitation.

Commissioner Veenstra asked if staff was sure that the City would have to purchase the sign if the application is denied. Mr. Florence was not completely sure and stated that that was something the Legal Department would have to research.

Commissioner Veenstra expressed concern about billboards in South Salt Lake City in general and it was suggested that the Planning Commission, City Council, and staff have a more in-depth discussion regarding billboard policies. Mr. Florence clarified that the City did not allow for any new billboards, but a billboard could be renewed or replaced. There were also restrictions on height and sign square footage in place, although the Sign Code in general needs to be updated.

Commissioner Veenstra argued that the City recently approved billboards above and beyond the restrictions of the Code regarding height and square footage. He felt that they were somewhat forced to approve the last billboard application that came in and they would be forced to approve this one as well. Chair Carter commented that the situation before them with this application was created by the State when they elevated the roadway. The billboard owners have rights that need to be considered.

The applicant, Mike Helm, from YESCO Outdoor Media gave their business address as 1605 South Grammercy Road in Salt Lake City. Neal Johnston was also present. Mr. Helm stated that they spoke with Mr. Florence about the additional information needed and were comfortable with a continuance.

Chair Carter asked if the signage type would change. Mr. Helm stated that the billboard would remain static on both faces.

Commissioner Vernon requested that the applicants look at the height of other signs in the area as they are obtaining the necessary measurements. Mr. Helm explained that other signs were subject to different conditions with elevations and road grade, but he agreed to look at the surrounding billboards as a comparison. Chair Carter encouraged them to say within a scalable height with regard to the surrounding signs. Mr. Helm reported that from a financial standpoint, they did not want to go beyond the height needed. They simply wanted the sign to be visible.

Commissioner Pechmann asked if the existing sign would be raised or replaced. Mr. Helm stated that the sign would be replaced because the old structure would not support the increased height. There was discussion regarding the new LED lighting that would be installed. Mr. Helm

explained that the LED lighting was fully directional, so it would light the sign with no spillage at all. The new lighting would be more cost efficient and there would be less light pollution. He noted that they would also be replacing the lighting on the neighboring IFA sign, because they currently pay to light it.

Chair Carter opened the public hearing at 7:29 p.m. There were no public comments. Chair Carter closed the public hearing.

Motion to continue to the January 18, 2018 Planning Commission Meeting.

Commissioner Veenstra

Second the motion:

Commissioner Vernon

Vote:

Unanimous

Continuing Business

There was no continuing business.

Commission Business

Motion to APPROVE the December 7, 2017 Planning Commission Meeting Minutes.

Motion:

Commissioner Veenstra

Second the motion:

Commissioner Pechmann

Vote:

Unanimous

Staff Business – Information Items

There was none.

Adjournment

Motion to Adjourn:

Commissioner Pechmann

Second:

Commissioner Veenstra

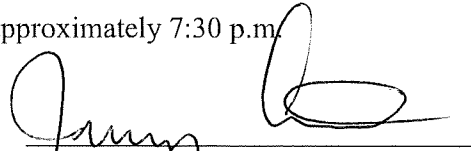
Vote:

Unanimous


South Salt Lake City Planning Commission Meeting
January 4, 2018

7

The Planning Commission Meeting adjourned at approximately 7:30 p.m.



Fdr Planning Commission



Michael Florence
Community Development Director