

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND
ZONING COMMISSION HELD AUGUST 20, 2024 IN THE WEST JORDAN COUNCIL
CHAMBERS**

PRESENT: Ammon Allen, Tom Hollingsworth, John Roberts, Trish Hatch, and Jay Thomas.
George Winn and Emily Gonzalez were excused.

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Duncan Murray, Julie Davis,
Paul Brockbank

1. Text Amendments – Sign Code/PCH Zone; Amend the 2009 West Jordan Municipal Code Sections 13-17-2, 12-3-2 and 13-5L-7 to establish sign standards for the Planned Community Hillside (PCH) Zone including allowing Roof Signs in the PCH Zone; City-wide applicability; City of West Jordan (applicant)

Ray McCandless said when the PCH zone was adopted three years ago, sign standards specific to the PCH were not adopted. Staff felt that it is important that each standalone zone is represented. The proposed standards mimic those in the P-C zone with a couple of exceptions. There is a correction to the reference of where sign standards are found. The only new sign type for this district is roof sign. Roof signs allow a wayfinding or placemaking sign on a building to identify the overall development. This is similar to the library sign on the south side of the West Jordan library with letters that are up to 4 feet high. With the standards in place, staff felt that it could be permitted instead of conditional.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the text amendment regarding the Sign Code/PCH Zone.

Trish Hatch asked why a separate code is needed for the PCH zone instead of just using the PC zone standards, and if there are any other opportunities for a PCH zone in the city.

Ray McCandless said there is still a lot of vacant property outside of the city that may apply sometime in the future, but it is limited. He said it is good practice to have sign standards specific to each zoning district. The P-C sign standards are close to what is proposed.

Trish Hatch was concerned to think that a roof sign will take the visual impact on the hills even higher.

Ray McCandless explained that the code limits the number of roof signs to two per development (not phase) and is limited to a percentage of the roof area looking straight at it. He didn't feel it will be a problem.

Ammon Allen suggested that the paragraph before the table in 13-17-2 be updated to include a reference to administrative conditional use. He asked if roof signs are allowed in any other zone, and if they need to be added.

Scott Langford said they were part of the discussion with the creation of the Transit Station Overlay Districts, but they were never included.

Ammon Allen asked how it is decided who gets the signs or if a homeowner could request one.

Ray McCandless said a qualifier as to what 'development' is could be added.

Ammon Allen asked what it is about the Terraine development that the PCH zone should be the only place that roof signs are allowed.

Duncan Murray explained that entryway signs can be an important feature to some developments. Smaller subdivisions might have a small monument sign, but the PCH zone must have at least 400 contiguous acres. The entryway feature is used to create a sense of neighborhood or community. The developer of a 650-acre development would like to build an entryway feature using a large shed near an entrance that could house storage or seasonal decorations and equipment. The sign would be placed on the roof of the building or the gable, so the building serves two purposes.

Scott Langford said it is very common for a master planned community to have placemaking signage. The Highlands community was approved to have stone obelisks at subdivision entries. During the four years they have worked through the entitlement process with Terraine, the focus had been mostly design. The developer was told to refer to the PC zone for signage for the time being. However, as the project moves ahead, he thought that the roof sign lends itself to the unique throwback design and architecture in the master plan. This type of signage was common in the 40's and 50's. This seemed to make sense to staff as they discussed potential monuments to the community. It is unique to the PCH zone, but the commission and/or council could make a counter proposal. He explained that the cleanest way to include this sign is to add it into the code instead of updating the complicated MDA document, which also points to the code.

John Roberts asked if there is anything to limit the utility of the sign, such as digital advertising, and if they could limit the total square footage.

Larry Gardner said the proposed code limits the sign to 50% of the roof area, which he felt was reasonable. Digital display would be prohibited, and billboards are a different type of signage.

Ammon Allen opened the public hearing.

Further public comment was closed at this point for this item.

There was a discussion regarding a maximum square footage in addition to 50% of the roof area. Information regarding how the sign would be placed was given. The building in Terraine will probably be set back 600-700 feet from U-111 so a larger size is needed than what a business 50 feet from the road would need. The purpose of the sign is to advertise the community and is conceptually going to be about 200 square feet. There will probably be lights shining down on the letters, but that would be subject to a photometric plan regulation. There would not be electronic display on this type of sign.

Commissioners Hatch and Roberts agreed that the proposed code language is sufficient to keep the signage to a reasonable level, and their concerns had been assuaged.

MOTION: John Roberts moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the text amendment regarding the Sign Code/PCH Zone with the amendment to include 'administrative conditional (AC)' in the descriptive language in 13-17-2. The motion was seconded by Trish Hatch and passed 5-0 in favor. George Winn and Emily Gonzalez were absent.