



Planning Commission Meeting Minutes
Tuesday, April 23, 2019

Planning Commission Member's in Attendance: Trevor Wood, Kylie Lance, Michelle Sperry, and Jessica Tolman. Art Adcock, Brad Gunnell, and Pamela Colson were not in attendance.

Other's in Attendance: Engineer Jon Lundell, Phil Rowley, and Todd Rowley. Community Development Director Jason Bond was excused.

Commissioner Wood called the meeting to order at 7:00 p.m.

Invocation / Inspirational Thought: Commissioner Sperry shared an inspirational thought.

Pledge of Allegiance: Commissioner Lance led the pledge of allegiance.

Public Forum: Commissioner Wood opened the public hearing at 7:03 p.m. and closed it at 7:03 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING – Sign Regulations Amendment

The Planning Commission will review a proposed amendment to Santaquin City Code Title 10 Chapter 13 Sign Regulations.

Mr. Lundell reported that Rowley's Red barn has submitted an application for a new animated sign, as their old sign blew down last year. Their application is the catalyst for this ordinance review. The City Council has seen this application and asked that the Planning Commission provide their thoughts on an ordinance amendment.

Mr. Lundell explained that animated signs are not permitted per current City Code.

The proposed Ordinance Amendment (See Attachment A) would allow businesses with frontage along I-15 to install animated free standing signs. The proposed changes would apply to the C-1 Commercial zone and the Main Street Business District which includes Main Street. The proposed ordinance amendment allows for animations that change on freestanding signs, as well as monument signs.

Public Hearing

Commission Chair Wood opened the public hearing at 7:10 p.m.

Phil Rowley representing Rowley's Red Barn explained that UDOT doesn't allow animated signs along I-15. Instead they allow electronic signs with images that change every 8 seconds.

Mr. Rowley noted that there are existing electronic signs throughout Santaquin. He pointed out that their proposed sign would automatically change in the instance of an Amber Alert and benefit the community. Mr. Rowley noted that they have missed business because their old sign is no longer up. They held a poll and 80% of those polled indicated that they heard of the Red Barn from their freeway sign. He explained that they originally intended to build a replica of their old sign, but decided that an electronic sign would provide an easier way to advertise fresh fruit when it's in season.

Commissioner Sperry asked if their sign would be visible to both the North and South Bound freeway. Mr. Rowley affirmed that it would be visible both directions, and would dim during the night.

Commission Chair Wood closed the public hearing at 7:18 p.m.

Mr. Lundell explained the differences between a billboard and a free standing sign: Billboards use off premises advertising and require UDOT approval, whereas free standing signs go through

an administrative process. Mr. Lundell noted that billboard signs are not permitted within the City as outlined in City code 10-13-8F; 'No billboards are allowed within Santaquin City limits.' Commissioner Lance expressed concern on how a sign amendment will affect the entire City rather than one project. She asked for clarification on what areas this amendment would affect. Mr. Lundell outlined the commercial zone along I-15 where free standing signs would be affected, as well as the Main Street Business District where monument signs will be affected (See attachment B).

Commissioner Lance asked if electronic freestanding signs could be located near a residential zone. Mr. Lundell clarified that these signs would only be permitted within the Commercial zone, and would require a business to have at least a 150 foot of frontage along I-15.

Commissioner Wood suggested that a proximity restriction should be added, such as how close to a property line the sign can be located. He also noted that brightness and hours of operation should also be addressed.

Commissioner Sperry asked Mr. Rowley if they would move forward with their project if their sign was classified as a billboard rather than a free standing sign. Mr. Todd Rowley indicated that they have met with UDOT, they meet their requirements, however they don't intend to advertise for other businesses. He explained that Santaquin has hit the maximum number of billboards allowed by UDOT, so another billboard won't be allowed. However, they met all of UDOT's on premise sign standards. Mr. Rowley explained that their sign is nonconforming sign meaning, they can only build it as it previously was without an ordinance change. He noted that they feel that these changes would benefit the entire City rather than just them.

Mr. Rowley stated that a new electronic sign runs at 7 % power during the night and around 40 % during the day. As the sign ages the sign runs at a higher power in order to maintain the same brightness.

Commissioner Wood asked if the size of their proposed screen is imperative to their purpose. Mr. Rowley indicated that along the freeway the sign needs to be the proposed size for visibility. Referring to the zoning map of the City, Commissioner Lance explained her concern with the areas of the Commercial zones that boarder residential zones. Mr. Lundell noted that anything located outside of 1500 feet from the freeway interchange has to be a monument sign rather than a freestanding sign. He also referenced City Code 10-13-8 which regulates sign setbacks as 'Located within thirty feet (30') of the property line fronting the public road to which the sign is facing.'

Commissioner Tolman pointed out that the potential Commercial development near the North Santaquin freeway exit, could have multiple freestanding signs located near homes. Mr. Lundell clarified that a large overall project is only allowed to have one shared sign. He noted that the signs would have to stay within the Commercial zone. Mr. Lundell clarified that free standing signs are still allowed in the same areas under the current ordinance; the main change of the proposed ordinance would be allowing animated signs.

Commissioner Lance indicated that she would like the intensity of animated signs looked into. She feels that the entire sign ordinance needs to be redone, and studied further.

The Commission discussed allowing animated signs throughout town. They agreed that that the sign ordinance needs to be updated in order to consider new technology.

The Commission discussed the following items they would like to be considered in an ordinance amendment, including; side setbacks, proximity from the freeway, and lighting. Mr. Lundell suggested modifying the setback for residential properties that abut commercial zones.

The Commission discussed requiring a 500-foot buffer zone for commercial property that is adjacent to a residential zone. They also suggested that proximity could be determined based on the brightness of free standing signs.

The Commission discussed the current Location Standards for freestanding signs that are located on the same side of the street, which is currently 150 feet.

The Commission discussed implementing a distance in which freestanding signs can be from residential zones. Mr. Todd Rowley explained that signs can have targets for the lights, directional signs etc. He also suggested that Bryce Taylor from Creative Signs and Graphics could provide more information regarding signs. Commissioner Lance suggested that a requirement is added stating that lighted signs are guided directly to the freeway. Commissioner Wood suggested that a section is added to the code requiring that the lighting from signs is shielded and directed downward, and away from neighboring property.

The Commission also expressed their desire that lighted signs adhere to the hours of operation listed in the current ordinance. Meaning that signs cannot be lit during the hours of 11 p.m. - 6 a.m.

Mr. Lundell explained staff's recommendation that the Planning Commission provide a recommendation to the City Council regarding the proposed changes. He noted that more research and work is needed concerning items such as light distance, setbacks etc.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council regarding the Sign Regulation Ordinance Amendment as written, with the following suggestions; The lighting from signs be shielded and directed. A greater setback is required for signs that are adjacent to a residential zone. The frequency of signs on the frontage are considered. And that Bryce Taylor from Creative Signs attend the meeting and provide direction to the Council. Commissioner Tolman seconded.

Roll Call:

Commissioner Tolman Aye

Commissioner Sperry Aye

Commissioner Lance Aye

Commissioner Wood Aye

The vote passed unanimously 4 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:

April 9, 2019

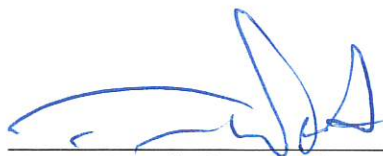
Motion: Commissioner Tolman motioned to approve the minutes from April 9th 2019. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

Mr. Lundell informed the Commission that Evergreen Pointe Townhomes (formerly Summit Townhomes) will be coming back to the Planning Commission for a preliminary review.

Commissioner Lance told the Commissioners that she has gathered information regarding parking and open space for multifamily housing units in Salem, and will lead a discussion regarding this at the next Planning Commission Meeting.

Adjournment

Commissioner Lance motioned to adjourn at 9:06 p.m.

A handwritten signature in blue ink, appearing to read 'Trevor Wood', written over a horizontal line.

Trevor Wood, Commission Chair

A handwritten signature in blue ink, appearing to read 'Kira Petersen', written over a horizontal line.

Kira Petersen, Deputy Recorder

10-13-6: PROHIBITED SIGN DEVICES:

- A. Prohibited Sign Devices: The following devices used to attract pedestrian or vehicular attention are prohibited in any zone in Santaquin City. Any sign not specifically allowed herein is also prohibited.
1. Hot or cold air balloons or inflatables, except as specifically allowed by this title for temporary signs or as part of a grand opening period or special promotion.
 2. Any sign which flashes, blinks, uses chaser lights, etc., ~~or moves in any way, animate or inanimate~~. Commercial signs may be approved with time/temperature or electronic message center capability. ~~Subtle lighting changes of low intensity~~ Animate or inanimate images of low intensity are allowed in accordance with applicable standards.
 3. Statuary bearing the likeness or suggestion of any product or logo.
 4. Projecting sign.
 5. Roof sign.
 6. Wind sign.
 7. Temporary sign.
 8. Any truck, trailer, or other vehicle conspicuously or regularly parked on or off premises with an advertising message or logo displayed to attract attention to a business, product, or promotion. The zoning administrator, or other authorized officer, may require a business to remove same if in his opinion such vehicle is being utilized for advertising purposes.
 9. Graffiti.
 10. Spotlights directed into the night sky except as part of an approved promotional period for temporary signs.

10-13-8: SIGNS THAT REQUIRE A PERMIT:

C. On Premises Freestanding Signs:

1. Parcels Where Freestanding Signs Are Allowed:
 - a. Commercial Parcels With Seven Acres And Three Hundred Feet Of Frontage: One freestanding sign shall be allowed per frontage on a collector or higher class road for any parcel that has at least seven (7) acres and three hundred feet (300') of street frontage. No freestanding signs are allowed for parcels with less than seven (7) acres and three hundred feet (300') of street frontage, except as provided in subsections C1b and C1c of this section.
 - b. Commercial Parcels Fronting I-15: Commercial properties not associated with a planned commercial center and having three hundred feet (300') of frontage on the I-15 corridor may have one freestanding sign along the fronted I-15 corridor.

determined by the following formula: thirty two (32) square feet plus one square foot per one linear foot of street frontage over fifty feet (50'), maximum size is eighty (80) square feet. Parcels with two (2) street frontages are allowed a sign on each street. However, the signs must be separated by at least one hundred feet (100') as measured diagonally across the property from center to center of both signs or only one sign will be allowed. Signs within the visibility triangle may be allowed with the permission of the Santaquin City Engineer.

2. Monument Signs For Planned Commercial Centers:

- a. Monument sign shall have a logo/identification theme as part of the sign.
- b. Planned commercial centers with two (2) or more street frontages are allowed one sign on each street frontage. The signs must be separated by at least one hundred feet (100') as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred feet (100') to any other sign (monument or freestanding/pole) located on the same side of street.
- c. The area of the sign is determined by the length of the frontage along which the sign is to be placed, including the frontage of any freestanding buildings included within the planned commercial center. The sign area is determined as provided in subsection D1 of this section.
- d. In the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly used parcels or buildings and not the frontage of each individual business or occupancy. The overall frontage shall be used to calculate allowable sign area for the center identification sign as provided in subsection D1 of this section.
- e. In the event that a planned commercial center has several freestanding buildings (single or multi-occupant), each permitted monument sign shall be separated from each other by no less than one hundred feet (100').

3. Freestanding Building Within A Planned Commercial Center:

- a. A freestanding building within an approved planned commercial center may request a monument sign provided that the freestanding building lot is contiguous to a major arterial street and has at least one hundred feet (100') of street frontage.
- b. Freestanding buildings with two (2) or more street frontages are allowed one sign on each frontage. The signs shall be separated by at least one hundred feet (100') as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred feet (100') to any other sign (monument or freestanding/pole) located on the same side of street.
- c. The business or tenant occupying the freestanding building shall be allowed a monument sign upon determination of the community development department that the sign is not in conflict with the purpose of this chapter and is in architectural harmony with uses adjacent to the development.

d. The sign area is determined as provided in subsection D1 of this section.

4. Freestanding Building Not Associated With A Planned Commercial Center:

a. A freestanding building not associated with a planned commercial center is allowed one monument sign provided that the parcel has at least one hundred feet (100') of street frontage.

b. In the case of the freestanding building having two (2) or more frontages, one sign may be placed on each street frontage provided that the signs are separated by at least one hundred feet (100') as measured diagonally from center of sign. In no case shall the permitted monument sign be placed closer than one hundred feet (100') to any other sign (monument or freestanding/pole) located on the same side of street.

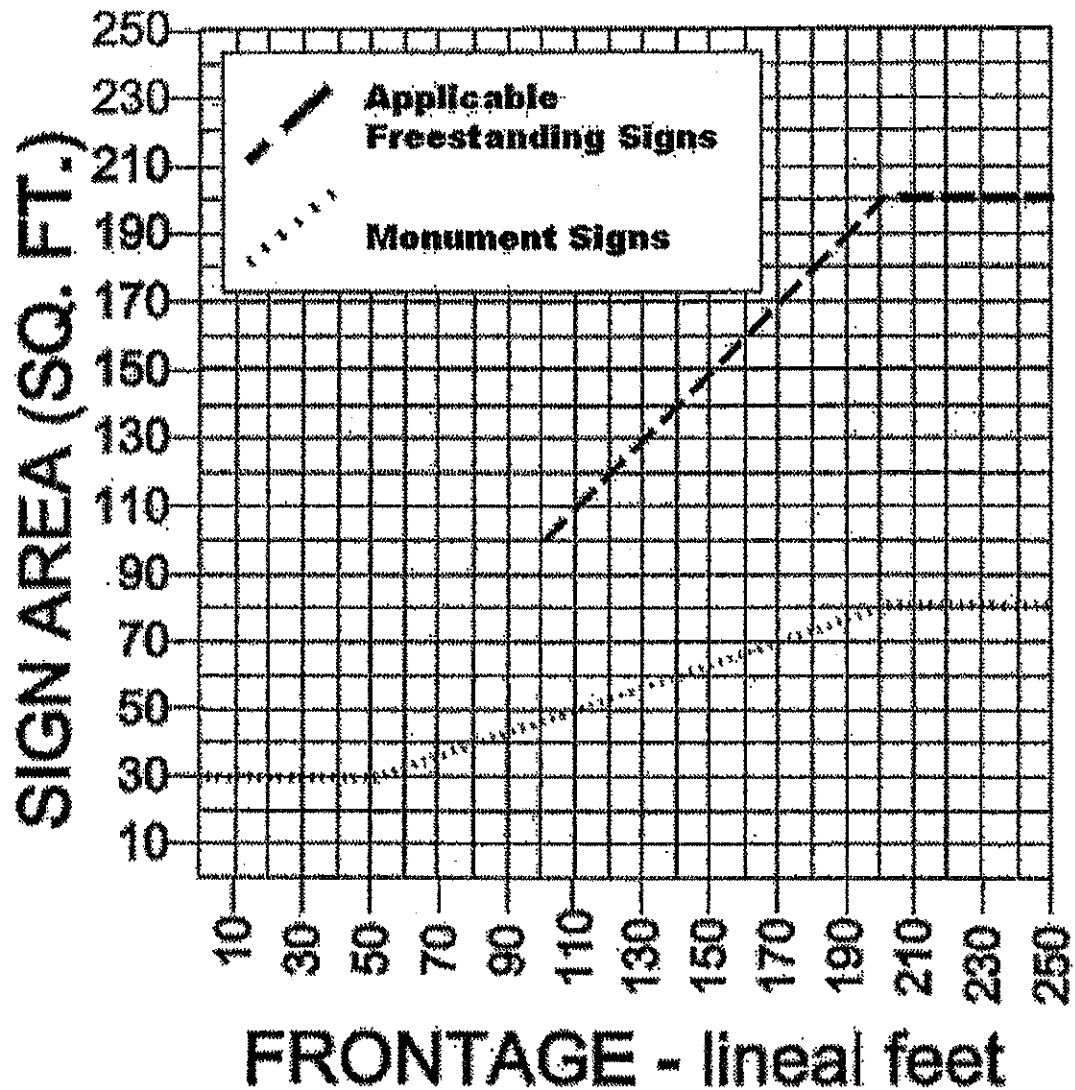
c. The sign area is determined as provided in subsection D1 of this section.

5. Height Requirements For Monument Signs: Monument signs must have at least a one foot (1') pedestal, and the illuminated cabinet may not exceed five feet (5') for a total of six feet (6'). The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming/landscaping may not exceed nine feet (9'). The entire frontage of the property must be randomly bermed for this to occur, not just where the sign is to be positioned. The sign base shall be landscaped.

6. Reader Boards And Electronic Message Centers: Reader boards (changeable copy areas) and electronic message centers may be allowed, however, such devices shall not exceed fifty percent (50%) of the total sign area.

7. Animate and Inanimate Images: Monument signs may have animate or inanimate images that are no more than twenty-five square feet (25 SF). Such area shall be included within the maximum total sign area allowed.

10-13-15: ATTACHMENTS AND GRAPHS:



Attachment A
Size Allowance For Monument And
Applicable Freestanding Signs

