



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

CLIFFORD STRACHAN CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

April 21, 2022

To: Planning Commission
From: Community Development Department
Subject: High Point Center Sign Theme Amendment
7890 S. 1300 E.
[Community #6, High Point]

SGN-03-25-2022-27586
31.89 Acres
SD(Smart)CC

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR 87-33	Site Plan establishing the High Point Shopping Center
SPR 91-04	Kmart at High Point Commercial Center
SIGN #91-59	High Point Center Sign Theme
SPR 92-12	High Point Commercail Phase II

REQUEST

Braxton Schenk, representative for Outdoor Compass, is requesting a sign theme amendment to the High Point Center Sign Theme. The request is to update the two existing pylon signs as well as the one existing multi-tenant monument sign.

BACKGROUND

The subject property is a commercial development located on the west side of 1300 E. south of 7755. The High Point Center Development is a 31.89 acre planned commercial center that was originally developed as part of a phased master plan starting in 1987. In 1991 a sign theme was established for the development to provide guidance on monument, wall, and pylon signs. (Exhibit #1 – Planning Commission Minutes) Two pylon signs were constructed at 25’6” in height with a textured stucco and brick base matching that of the building. (Exhibit #2 – Existing Signs).

In addition, the pylon signs were limited to 122 square feet for the face and required that the wording for “High Point Center” be lit in neon. The base of the sign was required to contain a brick landscaped planter. The monument signs on the development were required to match the pedestal base of the pylon signs with the basic design to match the pylon center.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting **was not held** for this project, due to the property being in an established commercial area.

ANALYSIS

Section 21-26-10(a)(2) of the Sandy City land development code states that upon planning commission approval, the design and placement of on-premises signs (including any proposed advertising statutory signs) for developments of seven acres or larger and having at least 300 lineal feet of frontage may vary from the regulations set forth herein. The Planning Commission must determine that:

- a. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter;
- b. The proposed signs are in architectural harmony with the development; and
- c. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter.

Sign Design. Each sign submitted for approval shall incorporate the following elements:

1. Architectural compatibility
2. Size, scale, proportion (balance)
3. Illumination
4. Color and style
5. Location
6. Landscaping

The sign theme was originally approved back in 1991 which required the pylon signs to be a textured stucco with a brick base to match the brick on the building. The applicant is requesting to update these pylon signs with one at 27'2" in height and the other at 26' in height. The applicant is proposing to remove the stucco and replace the face of the sign with aluminum cabinets. In addition the applicant is proposing to increase the overall face of the sign to 165 square feet in order to include all businesses on site. The base of the sign will remain the same to match the existing building. (Exhibit #3 – Proposed Pylon Signs).

The applicant is also proposing to update the existing monument sign in order to match the updates to the two pylons. The monument sign will have a stone base with aluminum cabinet signs as well as the high point center logo. (Exhibit #4 – Proposed Monument Sign)

STAFF CONCERNS

Staff has no concerns. The proposed alterations are still in keeping with the architectural theme for this master planned development.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the modified sign theme for 7890 S. 1300 E. to allow the renovations to the two pylon and one monument sign as shown in the attached plans based upon the two findings and subject to the following conditions:

FINDINGS

1. Staff Finds that the proposed sign theme meets the intent of Section 21-26-10 of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.

2. The proposed sign design meets the sign design elements regarding architectural compatibility, size, scale, proportion, illumination, color and style, and location as approved by the Planning Commission.

CONDITIONS.

1. That all signs obtain valid sign permits prior to erection.
2. That the area around the pylon signs be landscaped.
3. That all signage be reviewed and approved under separate permit and be in conformance with City Code.

Planner:

Reviewed by:

Claire Hague
Planner

Brian McCuiston

S:\Users\PLN\STAFFRPT\2022\SGN03252022-27586 High Point Center Sign Theme Amendment

Exhibit #1 – Planning Commission Minutes

2. That the dish be located at a low point of the roof structure, the mounting pole lowered or a combination of both, or a separate screening device installed around the dish to accomplish the required screening from surrounding properties. That the developer investigate the possibility of moving the location of the dish to the intersection of grid "E7" as an alternative site in order to better screen the dish from view. In no event shall the dish be visible from pedestrian traffic along 1300 East or visible from the Western Rehabilitation Institute.
3. The developer shall present to the City a certificate from a licensed engineer certifying that the proposed satellite dish will not in any way interfere with electronic medical equipment located in the Western Rehabilitation Institute.
4. That the City Attorney review Section 15-21-14(a)(3)B1 of the Sandy City Development Code to determine if, in his opinion, the Planning Commission has the authority to grant this approval. If it is determined that the Planning Commission cannot grant approval, that this Conditional Use be considered null and void, and it be brought back for further consideration. (NOTE: Item #2, Code Amendment - Satellite Dish Standards in Commercial Zones, on this agenda fulfilled this condition.)
5. That the Conditional Use be reviewed upon complaint.

Steven Spotz seconded the motion. The vote was as follows: Mike Tingey, yes; Steven Spotz, yes; Chuck Buttgerreit, no; Kim Roylance, yes; Noel Ballstaedt, yes; Steve Burt, yes. The vote was 5-1 in favor. (Holly Barney was not present during this discussion.)

4. Historic Element of the Comprehensive Plan

Staff recommended that a workshop be set up between the Planning Commission and the Historic Commission to discuss this issue.

Steven Spotz moved to table this item. Chuck Buttgerreit seconded the motion. The vote was unanimous in favor.

Chuck Buttgerreit moved to move agenda item #7, High Point (K-Mart) Planned Center Sign Theme, out of order and hear it at this time. Kim Roylance seconded the motion. The vote was unanimous in favor.

7. High Point Shopping Center Sign Theme 8020 South 1300 East

Sign #91-51

George Shaw reviewed this item. The staff report explained that on February 21, 1991 the Planning Commission granted a conditional use permit for a planned center within the High Point development. Approval was also given for the first phase which consists of a new K-Mart store. The Planning Commission required that the developer submit a sign theme package prior to

the erection of any signs at the shopping center. This includes wall signs, monument signs, and the permitted free-standing signs.

A proposal for a freestanding sign theme has been submitted. In conformation to condition #6 of CU #91-04, the freestanding sign also lists the name of the major tenant, "K-Mart". No additional tenants are to be shown on the sign. The developer was not required to allow for additional tenant signs upon the major freestanding signs, and the proposal reflects that.

Jim Talbot, of Sessions Management, commented that the drawings that have been submitted are conceptual and set to the parameters outlined by staff. They need to know what the Planning Commission would be willing to accept before they decide on the final design. Mr. Talbot explained that this first sign will show the K-Mart tenant. The other sign that will be further away will provide space for other major tenants. The small tenants will only be allowed to have signage on the fascia.

Chuck Buttgerreit moved to approve the High Point Center Sign Theme as follows:

All freestanding signs shall follow the design criteria as demonstrated on Exhibit "A". The wording for "High Point Center" shall be lit in neon. The area dedicated for use by tenants shall not exceed 121 square feet. The maximum height of the sign shall not exceed 25 feet nor shall the width of the freestanding sign exceed 14 feet. The center I.D. portion of the sign shall be 122.5 square feet. The base of the sign shall be a single red brick landscape planter, the color of which shall match the color of the planned center.

All monument signs shall have a brick pedestal with the color and basic design matching that of the planned center construction. The maximum height of the sign shall be 6 feet above grade. The use of unique sign design is encouraged.

All wall signs shall be constructed of backlit pan channel letters. No cabinet signs are permitted except in the use of nationally recognized logos or sign themes. The use of neon is encouraged in combination with lettering and other design. No sign shall be painted directly upon the face of the wall unless in combination with other sign devices.

Also, that the first freestanding sign be approved subject to the following conditions:

1. That all signs obtain valid sign permits prior to erection.
2. That the area around the freestanding sign be landscaped.
3. That all non-conforming signs be removed from the first phase property prior to the erection of any sign within the first phase.

Kim Roylance seconded the motion. The vote was as follows: Chuck Buttgereit, yes; Kim Roylance, yes; Mike Tingey, yes; Noel Ballstaedt, yes; Steven Spatz, yes; Steve Burt, yes. The vote was unanimous in favor. (Holly Barney was not present during this discussion.)

5. Parkway Plaza Planned Center - Conditional Use Extension
9400 South 1300 East

CU #90-17

This item was continued from the last meeting because a decision could be not be made due to a tie vote (see minutes from October 3, 1991).

Arman Johnsen and Duane Rasmussen were present. Mr. Rasmussen explained that their association with Bob Jones began in August of 1991. He further reported that Mr. Jones has made some great strides with this development during the past year, but that his inexperience in securing the major tenants has been a problem for him. Pacific Western Companies was retained in August to help with that part of the project. In addition, the financial conditions have changed dramatically in the past year where most financial institutions are requiring signed leases before they will provide funds. The current stand the financial institutions are taking is something that was not a factor a year ago. Mr. Rasmussen indicated that they are very close to providing a tenant list that will satisfy the lending institutions. Mr. Rasmussen pointed out that 12 months is a very short time to put together a project of this size.

Mike Tingey recalled that when the Planning Commission was going through the approval process with Mr. Jones, they were assured repeatedly that there were many tenants interested in this project.

Mr. Rasmussen responded by saying that Pacific Western can bring the needed experience to the project to actually get the tenants signed, and this is a goal that they expect to be able to accomplish in the next six months if this extension is granted.

Chuck Buttgereit commented that with a project of this size, it would seem to make sense that most of the things needed to get a center off the ground would be in place before even coming before the Planning Commission for conditional use approval. He questioned why the project wasn't further along when the request was made originally.

Mr. Johansen explained that it is typically difficult to secure tenants when it isn't known if the developer can deliver the site.

Steve Burt commented that if the financial market has changed to make it more difficult to sign major tenants, that is something not in anyone's control.

Mr. Rasmussen stated that the request for an extension would probably have been needed even if they had been involved in the project from the beginning.

Exhibit #2 – Existing Signs

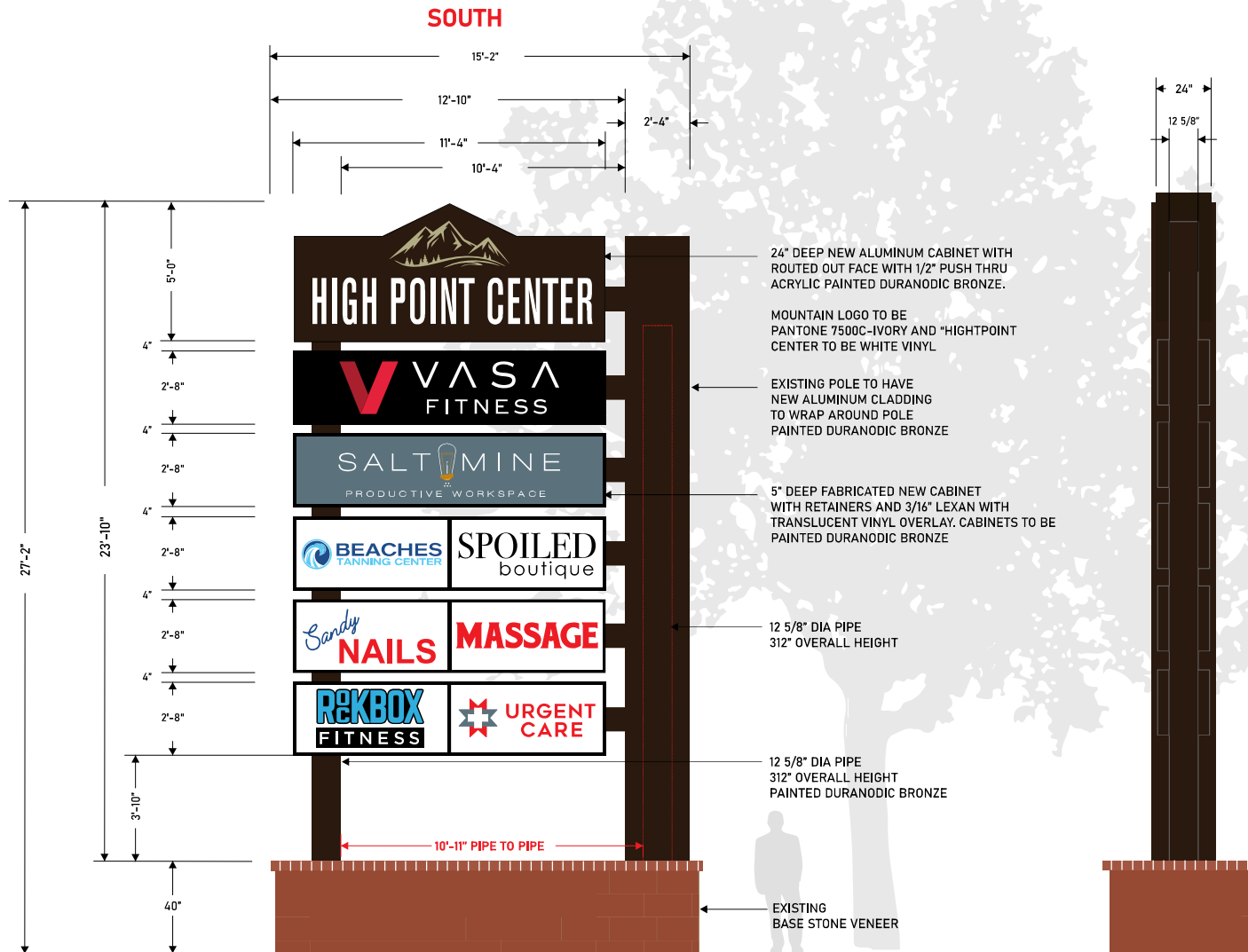
Exhibit #3- Proposed Pylon Signs



Compass Outdoor
 9815 Monroe St. Suite 501
 Sandy, UT 84070

Contact:
 Braxton Schenk

High Point Shopping Center



SIGN A
 MEASUREMENTS

No.	Description	Date

Project Number: _____ Scale: As Noted

Sheet Title: North Elevation

Sheet Number: _____

Approved By: _____ Date: 11-23-21



Compass Outdoor
 9815 Monroe St. Suite 501
 Sandy, UT 84070

Contact:
 Braxton Schenk

High Point Shopping Center

No.	Description	Date

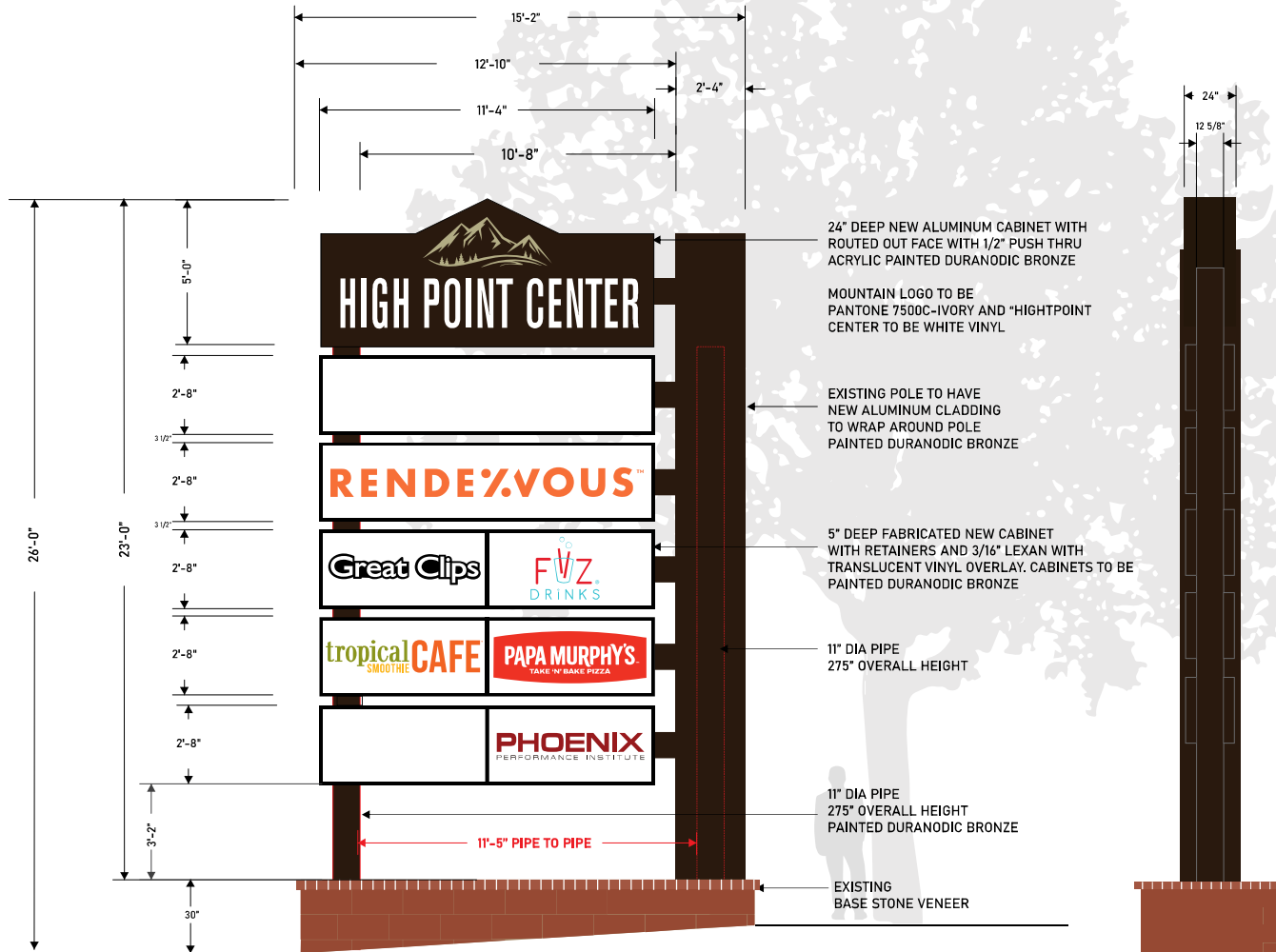
Project Number: _____ Scale: As Noted

Sheet Title: North Elevation

Sheet Number: _____

Approved By: _____ Date: 11-23-21

NORTH



SIGN B MEASUREMENTS

Exhibit #4- Proposed Monument Signs



Compass Outdoor
 9815 Monroe St. Suite 501
 Sandy, UT 84070

Contact:
 Braxton Schenk

High Point Shopping Center



No.	Description	Date

Project Number: _____ Scale: As Noted

Sheet Title: North Elevation

Sheet Number: _____

Approved By: _____ Date: 11-23-21