



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum June 5, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Trans Jordan Sign Theme (Sign Theme Permit)  
8813 S. 700 W.  
[Community # 1, Northwest Exposure]

SGN05152025-036487  
ID Zone  
20 acres

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, Chris Child with Galloway & Company, Inc., on behalf of the property owners of the Trans-Jordan Waste Transfer Station is requesting approval of a sign theme for the combined parcels of the Trans-Jordan Waste Transfer Station, Salt Lake County Household Hazardous Waste, and Sandy City Public Works located at 8813 S. 700 W. The request is for a sign theme to allow for directional and information signage throughout the site. See Exhibit A and B for details of the application.

### Background

There are two parcels that are approximately 20 acres (871,200 square feet) that make up the area for the proposed sign theme. The Trans-Jordan Waste Transfer Station is mostly contained to one parcel owned by the Sandy Suburban Improvement District. The rest of the facility is on land that is leased from Sandy City. The Salt Lake County Household Hazardous Waste (SLCo HHW) building is also located on property that is leased from Sandy City. The Sandy City Public Works building is located just north of the SLCo HHW building. The properties are located in the Industrial Zone (ID). The surrounding properties to the north, south, and west are in the ID zone. Property to the east is in the CR-PUD zone.



SGN05152025-036487  
Sign Theme  
8813 S 700 W

Sandy City, UT  
Community Development Department

| Property Case History |  |
|-----------------------|--|
| Case Number           | Case Summary                               |
| SPR 91-12             | Sandy Public Works Expansion               |
| SPR 01-07             | Sandy Animal Shelter                       |
| SPR 01-36             | Sandy Suburban Improvement District        |
| SPR 04-08             | Public Works Wash Rack                     |
| SPR 06-32             | Sandy City Police/Arts Warehouse           |
| SPR-08-16-5117        | Salt Storage Facility                      |
| SPR-12-17-5338        | Sandy City Public Works Office and Complex |
| SPR06042021-006065    | SLCo Household Hazardous Waste Facility    |
| SPR11232022-006449    | Trans-Jordan Waste Facility                |
| SPR07272022-006369    | Sandy Public Works Fuel Island             |
| SPR02152023-006485    | Sandy Public Works Phase II                |
| SGN09262023-031817    | SLCo HHW/Trans-Jordan Monument Sign        |

### **Public Notice and Outreach**

This item has been noticed to property owners within 500 feet. A neighborhood meeting was not held for this project, due to the property being in an established industrial area. Staff have not received any emails or phone calls regarding the project.

### **Analysis**

Section 21-26-10(b) 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 statuary 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:

- The proposed sign exceptions are not in conflict with the purpose and intent of this chapter;
- The proposed signs are in architectural harmony with the development; and
- 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 Tran-Jordan Waste Transfer Station, in conjunction with Salt Lake County Household Hazardous Waste (SLCo HHW) and Sandy City Public Works are proposing several signs that will help contribute to site functionality and safety of the area. There are multiple entry points to these businesses with scales, restricted zones, and high vehicle traffic. The applicant is proposing several signs that will help to direct both public and commercial vehicles as they navigate the area. Part of the Trans-Jordan Waste Transfer Station and the SLCo HHW are located on property owned by Sandy City and is leased by these entities.



### Directional Signage

**Type A - Entry Feature Sign** (see Exhibit B) - There is an existing monument sign for the SLCo HHW and Trans-Jordan at the entrance of the SLCo HHW facility. This sign went through the sign permitting process. The total sign height is six feet, and the sign copy portion is 40 square feet.

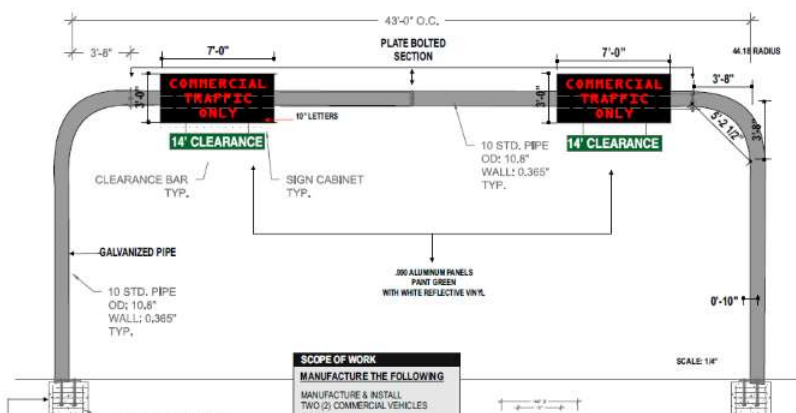


**Type B – Secondary Entry/Directional Sign** (see Exhibit B) - There is an existing monument sign for directions to the SLCo HHW and Trans-Jordan drop off areas. The sign is six feet in height and 23 square feet. This sign has not been approved through the sign permit process. This sign could qualify under the directional sign standards in Sec. 21-26-7(b) Standards for Permanent Signs that Require a Permit in the Sandy City Land Development Code.

**Type C – Internal Directional Sign** (see Exhibit B) - There is an existing directional sign for directions to SLCo HHW, Trans-Jordan, and Sandy City Public Works. This sign has not been approved through the sign permit process and does not meet the standards located in Sec. 21-26-7(b) Standards for Permanent Signs that Require a Permit in the Sandy City Land Development Code for directional signage or a monument sign. See staff concerns below.



**Type E – Wayfinding Sign** (see Exhibit B) - A large overhead directional sign at the commercial entrance to the Trans-Jordan site is being proposed. The proposed sign is 19 feet 9 inches high to the top of the sign and 43 feet across. The clearance signs are 14 feet high. The sign will have an overhead cross bar with two electronic signs indicating what types of traffic are allowed at any given time. This will serve primarily as a 'commercial user' entrance Monday – Friday and 'all traffic' on Saturdays. There will be a 'closed message' on Sundays and holidays. The electronic portion of the sign would 100% of the sign face. This type of sign device as proposed would not fit into any legal sign types listed in the code. However, this sign type could be most closely associated with a pylon sign in Sec. 21-26-7(c) of the Sandy City Land Development code if those design standards were to be followed.





**Trans-Jordan Building Signage**

The proposed wall signage of the Trans-Jordan facility shows the branded signage for the transfer station on the building faces and scale house. There is also a proposed public entrance sign on the building. The proposed sign on the scale house is approximately 24% of the wall face. Sec. 21-26-7(j)(3) Wall Signs in the Sandy City Land Development Code states that signage may not occupy more than 15% of any one wall.

**Staff Concerns**

Staff is concerned that the two directional signs (Type B and C) did not receive a sign permit. The Type B directional sign would be allowed to remain with a permit but the Type C sign does not meet the standards for a directional sign. Staff is recommending the Type C sign be replaced with a sign similar in design to the Type B sign. This type of sign would be able to be permitted under the directional sign standards and would allow for more consistency with the directional signage. Those directional signs would exceed the height and square footage typically allowed, but that request to increase the sign area is part of the sign theme request.

Staff is concerned about the Type E wayfinding sign and that as proposed does not fit into the design standards for any legal sign type. This sign could be most closely associated with a pylon sign with certain modifications that would more closely follow those standards. Staff is recommending that the support poles follow the standards for pylon signs in Sec. 21-26-7(c)(7) that states that structural supports are covered or concealed with pole covers. The covers must utilize materials that are architecturally compatible with the building or development to which it is associated.

**Recommendation**

Staff recommends that the Planning Commission approve the sign theme for the Trans- Jordan Waste Transfer Station and as described in the staff report for the property located at 8813 S. 700 W. based on the following 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. There are two existing signs that did not go through the sign permitting process.

**Conditions:**

1. That the overhead directional sign (Type E) be modified to meet the intent of the design requirement for the support posts for pylon signs as set forth in Sec. 21-26-7(c)(7) of the Sandy City Land Development Code with pole covers covering up to 10' of the poles and that the remaining exposed poles be painted white.
2. That the existing Type B sign goes through permitting and the Type C sign be replaced with a similar sign to the Type B directional sign. The directional signs be permitted up to 23 square feet and six feet in height.
3. That the scale house sign be allowed to occupy no more than 25% of the wall façade.
4. That the signs installed meet all requirements set forth in the Sandy City Land Development Code and sign code.
5. Any signs installed go through the proper sign permitting process.
6. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to being installed.

Planner:



Sarah Stringham  
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SGN05152025-036487 - TRANS JORDAN SIGN THEME\STAFF REPORT TRANS JORDAN SIGN THEME.DOCX

Exhibit “A”  
See separate attachment for full details



The Trans Jordan Solid Waste Transfer Station plays a vital role in the city’s waste management system, supporting public health, environmental goals, and efficient service delivery. To enhance both operational clarity and community awareness, we propose the adoption of a **sign theme** and request approval to allow additional on-site signage beyond standard zoning limits.

This provides a unified design framework for directional, informational, and identification signage throughout the facility. **Improve site functionality and safety:** With multiple entry points, scales, restricted zones, and high vehicle traffic, clear, consistent signage is essential to guide residents, haulers, and staff safely through the site. The **primary purpose of this request is safety**. The facility receives a steady flow of both residential and commercial traffic, including large trucks, equipment, and personal vehicles. Without clear, well-placed signage, there is a higher risk of confusion, misdirection, and potential accidents. These four themed signs are essential to help visitors—many of whom are unfamiliar with the site—move safely and confidently through active operational zones.

#### Sign Types and Placement

The proposed signage plan includes **four distinct sign types**, as shown in the attached site diagram. Each sign serves a unique function within the facility:

1. **Type A – Entry Feature Sign**  
Positioned at the facility entrance, this sign provides clear identification of the site.
2. **Type B – Secondary Entry/Directional Sign**  
Guides incoming traffic and separates public access from operational areas, reducing the risk of crossover between public vehicles and heavy equipment.
3. **Type C – Internal Directional Sign**  
Located at key internal intersections, this sign ensures proper flow through drop-off areas, scales, and restricted zones, increasing efficiency and reducing risk.
1. **Type D – Internal Directional Sign**  
Provides clear directional guidance for internal traffic flow, ensuring efficient movement through the facility.
4. **Type E – Wayfinding Sign**  
Supports both pedestrian and vehicle navigation within the site, particularly for first-time users unfamiliar with operational procedures.

All signage follows a consistent design framework, as shown in the Sign Theme Diagram, ensuring visual unity across the site while serving distinct navigational functions.

- **Ensure visual consistency:** A coordinated theme ensures that all signage—from directional signs to facility identification—shares a cohesive aesthetic. This prevents visual clutter and supports a professional public image.
- **Communicate City values:** The theme reinforces Sandy’s commitment to clean operations and environmental responsibility, in line with broader sustainability goals and community expectations.
- **Enhance user experience:** Many residents visiting the facility are first-time users. Clear, themed signage reduces confusion, improves efficiency, and strengthens public perception.



## Exhibit "B"

See separate attachments for full details

