



STAFF REPORT

DATE: June 5, 2024
TO: The Planning Commission
FROM: Clinton Spencer, AICP, Planning Manager
SUBJECT: Consideration of approval for a Conditional Use for a pylon sign for Rockwell Landing at 15880 S Rockwell Park Lane in the M-1 Manufacturing Zone and Major Corridor Sign Overlay Zone.
Applicant: Braiden Rindlisbacher (property owner)
Acres: ±1.095
File Number: C2024-033

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- Subject to compliance with staff recommendations, the proposed plan complies with the following:
 - a. Conditional Use standards; and
 - b. All other zoning ordinance requirements including 10-15, Article G, pertaining to the Major Corridor Sign (MCS) Overlay Zone.

Staff recommends **approval** of the Conditional Use for a pylon sign for Rockwell Landing at 15880 S Rockwell Park Lane in the M-1 Manufacturing Zone and MCS Overlay Zone with the following requirements:

1. The applicant shall receive and agree to all recommendations and requirements from other departments.
2. The Planning Commission approves the conceptual phased site plan, and the Rockwell Landing Phase 3 plat shall be recorded before the sign permit is issued.
3. The applicant shall adjust the height of the sign (measured from the sign base) to forty-two (42) feet to comply with 10-15G-6(A)(3).
4. The applicant shall provide a photometric plan and a statement regarding sign operation (and dimming), as required by City Code 10-15G-6(B)(2), with the building permit application.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve the Conditional Use application for a forty-five (45) foot tall pylon sign at approximately 15880 South Rockwell Park Lane, as allowed in the MCS Overlay Zone, as requested?

BACKGROUND & SUMMARY:

The applicant is requesting approval to construct a forty-five (45) foot tall electronic sign at approximately 15880 South Rockwell Park Lane. The sign may be allowed at this location per the MCS Overlay Zone and approval of a separate application to amend a conditional use approval to include Rockwell Landing Phase 3 Lot 1 into the Rockwell Landing development. If this conditional use application is approved, the applicant must first record a legal plat for the lot on which the sign will be located prior to issuance of a building permit for the sign.

This application addresses the Conditional Use permit for the pylon sign itself. The sign is proposed to be forty-five (45) feet tall and constructed within an easement provided on the Rockwell Landing Phase 3, Lot 1 Subdivision Plat. The sign will be constructed of metal with lightly textured finishes to match the colors and materials of existing buildings within the development. The LED portion of the sign is twelve (12) feet by sixteen (16) feet for a total of 192 square feet. Additional signage includes static signs with the name of the development, "Rockwell Landing Business Park." Those additional signs include another 105.28 square feet of signage, for a total of 297.28 square feet. Landscaping and a retaining wall will also be located within the sign easement.



DISCUSSION:

ENGINEERING REVIEW

Staff Finding: *The Engineering Department has reviewed the proposed site plan and had no significant concerns. Any remaining minor issues can be addressed during the final Engineering and Building Permit review process.*

CONDITIONAL USE REVIEW (STANDARDS FROM 10-5-11.E.1):

Per 10-12-5.C.2 of City Code, any development in the C-2 Commercial Zone over one (1) acre in size requires conditional use approval and is subject to compliance with the "Approval Standards" listed in 10-5-11(E), which have been summarized and reviewed below:

Consistent with the applicable objectives, goals, and policies of the General Plan

Staff Finding: *The Future Land Use (FLU) Map in the adopted General Plan designates the subject property as “Employment Campus/Business Park,” which is consistent with the current zoning classification of C-2 Commercial.*

According to the General Plan, the objective of the Employment Campus/ Business Park land use category is:

With frontage along Mtn View Corridor and available land, Herriman is well-positioned to help fill a gap and facilitate employment opportunities for the growing Southwest region of the county. The Employment Campus areas will bring in jobs and revenue via property tax and sales tax through associated retail uses. Providing for larger clusters of job-producing uses will help facilitate efficient use of infrastructure and attract auxiliary uses. These light industrial and business park areas are important economic resources for Herriman City and the region. (Herriman General Plan, FLU-30)

Whereas the proposed use is consistent with the stated purpose of the Employment Campus/Business Park designation, and the General Plan states that the M-1 Zone is consistent with the Future Land Use Map designation of Employment Campus/Business Park, the proposal is consistent with the General Plan.

The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:

- a) **Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.**

Staff Finding: *Access to the sign will be provided from Rockwell Park Lane. The access may not be improved as it essentially provides for the installation and maintenance of the sign.*

- b) **Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.**

Staff Finding: *The Engineering Department has reviewed the plans and deemed the site and proposed plans adequate for utility systems, service delivery, and capacities.*

c) Detrimental effects on connectivity and safety for pedestrians and bicyclists.

Staff Finding: *The existing sidewalk will remain in place to provide pedestrian movement through the site.*

d) Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.

Staff Finding: *The main impact of the sign will be visual. The sign will be regulated by 10-27-11: Electronic Signs which addresses brightness, dwell and transition times, malfunctions, and frequency of changes. The sign will be limited to promote businesses within the Rockwell Landing Business Park. The surrounding area is zoned M-1 to the south and A-1-43 to the north. The General Plan designation of the area is Employment Center to the south and Utilities/Support Services and Parks/Plazas to the north. Staff does not anticipate any negative effects of the sign as proposed.*

e) Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.

Staff Finding: *Concerns regarding waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, and environmental health hazards have been addressed by the applicant or are not impacted by the proposal.*

f) Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.

Staff Finding: *The nearest residential property is 1,450 feet away, which is more than ¼ mile away. As such, little impact on neighboring property is anticipated.*

g) Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.

Staff Finding: *The proposed sign will match the exterior of the existing buildings and include landscaping surrounding the sign. The proposed sign area is smaller than the maximum allowed, and the sign will complement and help promote the business park. The*

applicant has also provided a conceptual site plan for the remainder of the property, showing that the placement of the sign does not hinder additional development of the site.

h) Detrimental effects on the tax base and property values.

Staff Finding: *The proposal will improve the taxable value of the site and help generate sales tax, which benefits the City. Furthermore, because the proposal will attract patrons to the site, it will also increase the desirability of developing adjacent vacant commercial properties.*

i) Detrimental effects on the current level of economy in governmental expenditures.

Staff Finding: *The City is not providing any economic incentives to the proposed business, and the increased property value will improve City revenues.*

j) Detrimental effects on emergency fire service and emergency vehicle access.

Staff Finding: *The appropriate agencies have reviewed the proposed use and found no detrimental impacts on the site for emergency and fire services and access.*

k) Detrimental effects on usable open space.

Staff Finding: *The proposed landscape plan occupies most of the sign easement on the plat. As the site is further developed, the remaining required landscaping will be installed on the rest of the site.*

l) Inadequate maintenance of the property and structures in perpetuity, including performance measures, compliance reviews, and monitoring.

Staff Finding: *The site is currently undeveloped, and there are no outstanding or unresolved violations or compliance issues related to the site.*

ZONING ORDINANCE REVIEW

Compliance with 10-15 Article G regulating the Major Corridor Sign Overlay Zone

Staff Finding: *The overlay zone addresses several factors for the allowance, placement, height, and other elements of a large pylon sign. To place the sign on a lot, the applicant must propose the sign on a development with at least twenty (20) contiguous acres. The applicant has submitted requests for a preliminary subdivision plat and an amended Conditional Use to incorporate the subject property into the Rockwell Landing Business Park, which includes more than twenty (20) acres. The current Rockwell Landing Site contains over forty-five (45) acres. Staff recommends that the Commission approve the amended conditional use plan and that the plat be recorded before the sign permit is issued for construction.*

The sign is located within fifty (50) feet of the right of way for Porter Rockwell Boulevard, a State-owned street. The height of the sign is proposed at forty-five (45) feet. According to the provided plans, the elevation of the sidewalk adjacent to Porter Rockwell Boulevard is 4,705', and the elevation at the base of the sign is 4708'. Where the base of the sign is three (3) feet

higher than the elevation of the adjacent street, the applicant will need to adjust the height of the sign to a maximum of forty-two (42) feet.

A photometric plan is also required with the sign, which the applicant has not yet provided, along with a statement of automatic dimming depending on ambient light conditions. Staff will require these elements before—or as part of—the building permit application for the sign.

In conclusion, staff determined that the applicant's request is consistent with applicable standards with the additional requirements and recommends Planning Commission approval with the above-listed conditions.

ALTERNATIVES:

The Planning Commission may consider the following alternative actions when voting on the proposal:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted	Yes	Approval facilitates commercial growth within the City	Without staff recommendations, the proposal allows a sign that is too tall
Approve proposal with recommendations		Approval facilitates commercial growth within the City	With staff recommendations, the sign is the correct height
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify what additional information is required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal due to failure to comply with City standards. A motion to deny the proposal should include one or more findings of non-compliance and identify the applicable standard	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Map

- C. Site/Landscape Plan
- D. Sign Elevations
- E. Plat/ Grading Plans