
M E M O R A N D U M

DATE: September 11, 2008
TO: City Council Members
FROM: Russell Weeks
RE: Proposed Ordinance to Amend and Enact Sections of the Salt Lake City Code Pertaining to Temporary and Construction Mitigation Impact Signs, pursuant to Petition No. 400-08-16
CC: Cindy Gust-Jenson, David Everitt, Lyn Creswell, Esther Hunter, Ed Rutan, Frank Gray, Tim Harpst, Wilf Sommerkorn, Mary De La Mare-Schaeffer, Pat Comarell, Jennifer Bruno, Everett Joyce, Janice Jardine

This memorandum pertains to a proposed ordinance to amend and enact sections of the *Salt Lake City Code* pertaining to temporary signs and signs in construction areas. The proposed ordinance is scheduled for a September 30 public hearing.

The proposed ordinance would apply city-wide. However, the original impetus for the proposed ordinance was a temporary zoning regulation pertaining to temporary signage in the Sugar House Business District. The City Council adopted that zoning regulation in June, and it was published June 17. Because the regulation adopted in June had a 90-day time limit it is scheduled to expire September 17.

OPTIONS

- Adopt the proposed ordinance.
- Do not adopt the proposed ordinance.

POTENTIAL MOTIONS

- I move that the City Council adopt an ordinance amending the text of Section 21A.46.070 of the *Salt Lake City Code*, pertaining to temporary signs, and enacting Section 21A.46.180 of the *Salt Lake City Code* pertaining to construction impact mitigation signs, pursuant to Petition No. 400-08-16
- I move that the City Council consider the next item on the agenda.

KEY POINTS

- The proposed ordinance would apply city-wide

- The proposed ordinance would amend the text of City Code Section 21A.46.070, which regulates the general standards of temporary signs, to include signs that would mitigate the effect of construction during a construction project.
- The proposed ordinance would enact Section 21A.46.180 titled *Construction Impact Area Mitigation Signs*.
- The purpose of the new section would be to “designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity” to benefit neighborhoods by promoting businesses operating in the construction area and informing the public that the businesses are open. Signs would include directional signs showing people available parking areas and ways to businesses.

ISSUES/QUESTIONS FOR CONSIDERATION

This item appears to be a permanent extension of City policy to help businesses remain viable during periods of demolition and construction around them.

As indicated above, the temporary zoning regulation published June 17 is scheduled to expire September 17. As indicated in the section below, part of the proposed ordinance requires that the Mayor and City Council designate a “construction impact area” at a public meeting before businesses can apply for a temporary sign. The temporary zoning regulation was specific to the Sugar House Business District. It seems, then, that merchants in the Sugar House Business District might be affected by the temporary zoning regulation’s expiration. It has been suggested that if the City Council adopts the proposed ordinance at the Council’s September 30 meeting, the Council and Mayor could designate the Sugar House Business District as a “construction impact area” at the same meeting, and both actions would become effective upon publication of the adopted ordinance. An alternative would be to designate the Sugar House Business District as a “construction impact area” at a meeting after the proposed ordinance takes effect, if it is adopted.

BACKGROUND/DISCUSSION

The proposed ordinance would succeed Ordinance No. 28 of 2008 adopted by the City Council on June 10. Ordinance No. 28 specifically applied to the Sugar House Business District. It allowed the director of the Department of Community and Economic Development to “change, alter, modify, or waive any one or more” sign regulations in *City Code* section 21A.46.090.

The City Council’s and Administration’s intent in adopting Ordinance No. 28 ordinance was to help businesses in the Sugar House Business District preserve their commercial viability during large-scale demolition and construction in the district.¹

When the City Council adopted the ordinance the Administration said it was preparing an ordinance that would amend the text of City Code Section 21A.46.070 to include signs that would mitigate the effects of construction during a construction project and enact Section 21A.46.180 titled *Construction Impact Area Mitigation Signs* – the proposed ordinance now before the City Council.

Under the proposed ordinance:

- The City Council and Mayor would at a public meeting designate a “construction impact area” – an area where businesses are affected by construction or demolition activity.
- The designation would authorize the Administration to develop guidelines limiting “sign types, size and location” for permitting temporary signs within the affected area.
- Business owners would have to apply for a permit to have a temporary sign within the affected area.

The proposed ordinance would set minimum sign standards, including:

- For businesses with a storefront – one banner or one A-frame sign per business, limited to 16 square feet in area. Businesses also could post additional window signs of up to 25 percent of the window area above the sign area allowed by the base zone.
- For buildings with multiple businesses – one banner or one A-frame sign for the entire building, limited to 32 square feet in area. Businesses also could post additional window signs of up to 25 percent of the window area above the sign area allowed by the base zone.
- Directional signs identifying available parking and businesses that are open would be limited to 8 square feet in area, and the Transportation Division would have to approve the location.

The initial duration for all signs would be six months. However, the Administration could renew the signs for additional six-month periods.

¹ Ordinance No. 28 of 2008, paragraph No. 4.

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR


DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: July 31, 2008

Date Sent to City Council: 8/7/2008

TO: Salt Lake City Council
Jill Remington-Love, Chair

DATE: July 29, 2008

FROM: Frank Gray, Community & Economic Development Director

RE: Petition 400-08-16, initiated by Salt Lake City Mayor Ralph Becker, requests a Zoning Ordinance text amendment to allow City Staff the authority to approve additional temporary signage within business areas impacted by high levels of construction activity

STAFF CONTACTS: Everett Joyce, Senior Planner, at 535-7930 or
everett.joyce@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Recent building demolition activity and pending construction activity have significantly impacted businesses within the Sugar House Business District. The potential impacts on business patronage due to actual or perceived impediments to pedestrian and vehicular access, loss of on-street parking, and/or safety issues affect the customer base for existing businesses. One of the key actions that assists the public in understanding the ongoing status of existing businesses is the use of additional signage and information related to continued business operations while demolition and construction activity occurs.

On June 10, 2008, the City Council adopted temporary regulations to allow temporary signage for affected businesses within the Sugar House Business District. Petition 400-08-16 provides a mechanism to allow the use of temporary signage for businesses affected by construction related activities citywide.

Analysis: Petition 400-08-16 addresses amendment to Salt Lake City Zoning Ordinance, Chapter 21A.46 Signs, to provide a process for the designation of business areas where the City would temporarily allow construction impact related signage. The City Council would designate Construction Impact Areas through a public meeting. A Construction Impact Area designation would grant the City administration the authority to implement specific Construction Impact Area Mitigation Signage.

It is in the City's best interest to take a proactive approach to addressing construction impacts that result from major construction activities. The temporary Construction Impact Area Mitigation Signage process would be a means to mitigate potential high impacts of construction activity on adjacent businesses and neighborhoods. The intent of the requested zoning text change is to set sign standards within the zoning ordinance that can be utilized for various business areas throughout the City that are negatively impacted by construction activity. The proposal is to allow certain additional signage above that already permitted in designated Construction Impact Areas.

The temporary signage proposal will provide the following benefits:

- Allow for the anticipation of construction-related issues that might negatively affect businesses and create a positive perception that the City is in a position to provide a means to mitigate impacts from construction activity.
- Minimize construction-related inconvenience and send a message to the community that the area is still open for business.

Master Plan Considerations: The *City Vision and Strategic Plan for Salt Lake City* (1993) policy document was considered in evaluating this request. That document states as a goal that the City should "Develop business friendly licensing and regulatory practices."

PUBLIC PROCESS:

The Planning staff presented the temporary Construction Impact Area Mitigation Signage concept to the Salt Lake City Business Advisory Board on June 11, 2008. A Community Council Open House was held on June 19, 2008. The Planning Commission held a public hearing on June 25, 2008. There were no direct public comments made related to this issue.

On June 25, 2008, the Planning Commission unanimously passed a motion to forward a positive recommendation to the City Council to amend the Zoning Ordinance for temporary construction-impact mitigation signs.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on pages 2-4 of the Planning Commission Staff Report (see Attachment A).

Table of Contents

1. Chronology

2. Ordinance

3. City Council Notice and Mailing List

- i. Hearing Notice
- ii. Mailing List

4. Planning Commission

- i. Public Hearing Notice and Postmark / Agenda
- ii. Planning Commission Staff Report
- iii. Planning Commission Powerpoint Presentation
- iv. Planning Commission Minutes

5. Original Petition

- i. Petition 400-08-16 Sign Ordinance Text Amendment

Chronology

June 2, 2008	Petition initiated
June 2, 2008	Petition Number assigned by Planning office
June 2, 2008	Petition assigned to Everett Joyce
June 5, 2008	Notice of Open house mailed to Community Council chairs
June 11, 2008	Requested City departmental review of petition request
June 19, 2008	Community Council Open House
June 20, 2008	Posted the Planning Commission agenda on the City web site and sent agenda out on the Planning Division list serve
June 20, 2008	Staff report posted on web page
June 25, 2008	Planning Commission public hearing
July 2, 2008	Ordinance request sent to City Attorney
July 9, 2008	Planning Commission ratified minutes of June 25, 2008 meeting
July 17, 2008	Ordinance received from Attorney's office

Exhibit 2
Ordinance

Clean

SALT LAKE CITY ORDINANCE
No. _____ of 2008
(An Ordinance Amending and Enacting Provisions Regarding
Temporary Construction Impact Mitigation Signage)

AN ORDINANCE AMENDING THE TEXT OF SECTION 21A.46.070 OF THE *SALT LAKE CITY CODE*, PERTAINING TO TEMPORARY SIGNS, AND ENACTING SECTION 21A.46.180 OF THE *SALT LAKE CITY CODE* PERTAINING TO CONSTRUCTION IMPACT MITIGATION SIGNS.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on June 25, 2008 to consider a request made by the Mayor of Salt Lake City to amend the text of section 21A.46.070 of the *Salt Lake City Code* and to enact a new section 21A.46.180 to regulate the posting of temporary signs to mitigate impacts to businesses caused by temporary construction activities; and

WHEREAS, at its June 25, 2008 hearing, the Planning Commission voted in favor of recommending to the Salt Lake City Council (“City Council”) that the City Council amend section 21A.46.070 of the *Salt Lake City Code* and enact a proposed new section 21A.46.180 of the *Salt Lake City Code* to address and regulate temporary construction mitigation signage; and

WHEREAS, the City Council has determined that the following ordinance is in the City’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code section 21A.46.070. That section 21A.46.070(Q) of the Salt Lake City Code, shall be, and hereby is, amended to read as follows:

21A.46 Signs

21A.46.070 General Standards:

Q. Temporary Signs: Temporary signs shall comply with the following standards:

1. Required Setback: All temporary signs shall be set back five feet (5') from all property lines, except where displayed as building signs on buildings set back less than five feet (5') or where the sign setback is otherwise specified in this title.
2. Display Period And Removal: Temporary signs shall be permitted in accordance with the standards set forth below for display period and removal, unless specified otherwise in this title:

Sign Type ¹	Display Period	Removal Required Three Days After
Construction sign	Duration of construction	Completion
Construction impact area mitigation sign	Per city guidelines ²	Per city guidelines ²
Garage/yard sale sign	2 sales per year (3 days maximum per sale)	End of sale
Political sign	No limit	Election/voting day
Public event banner (on public property)	Per city guidelines	Per city guidelines
Real estate sign	Duration of listing	Closing/lease commencement date
Special event	Duration of event	End of event
Vacancy sign	Duration of vacancy	Date of lease or of purchase and sale contract

Note:

1. See sections 21A.46.080, 21A.46.090, 21A.46.100, 21A.46.110 and 21A.46.120 of this chapter for zoning district limitations on the size, height and location of temporary signs.
2. See section 21A.46.180 Construction Impact Area Mitigation Signs

SECTION 2. Enacting Section 21A.46.180. That section 21A.46.180, pertaining to temporary construction impact mitigation signs be, and is hereby enacted as follows:

21A.46.180 Construction Impact Area Mitigation Signs:

- A. Purpose: The purpose of this section is to designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity. Additional temporary signage for impacted businesses will benefit local neighborhoods and the city as a whole by promoting business identity and informing the public of continued business operations while demolition and construction activity is ongoing.
- B. Nonpublic Forum: In allowing limited temporary signage in certain designated locations, the city does not intend to create a public forum, but rather intends to create a limited or nonpublic forum for the purposes set forth herein.
- C. Definitions:
 1. "Applicant" means any person or organization located within a designated Construction Impact Area that makes application for a Construction Impact Area mitigation sign permit as described herein.
 2. "Construction Impact Area Mitigation sign" means a temporary sign that informs the public a business is open during the period of nearby construction activity.

3. "City administration" means the Community and Economic Development Director with consultation with the Planning Director, Transportation Director and City Engineer.
- D. Approval Of Construction Impact Areas: In order to encourage and promote business identity during periods of construction activity, the City Council and Mayor may recognize via a public meeting, business areas that are impacted by construction activity.
- E. Authority To Display. The designation of a Construction Impact Area authorizes the City administration to develop guidelines limiting sign types, size and location for permitting temporary Construction Impact Area Mitigation signs within affected business areas.
- F. Construction Impact Area Mitigation Signs. Construction Impact Area Mitigation signs are subject to the following minimum standards in addition to any administrative guidelines developed for a specific Construction Impact Area:
1. Signs for a business with a storefront:
 - i. Quantity of signs allowed is one banner or A-frame sign per business establishment with a storefront on a street within a designated Construction Impact Area.
 - ii. Size of banner or A-frame signs are limited to 16 square feet in area.
 - iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.
 2. Signs for a building with multiple businesses without individual storefronts:
 - i. Quantity of signs allowed is a single banner sign or A-frame sign for the entire building.
 - ii. Size of signs are limited to 32 square feet in area.

iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.

3. Directional signs identifying parking and businesses open are limited to eight square feet in area and the location is subject to Transportation Division approval and subject to section 21A.46.070.D of this title.
4. All temporary signs within the public way must be placed in a manner as not to damage roadway and sidewalk surfaces.
5. Duration of display period is up to six months from building permit issuance and is intended to terminate coincidentally with the end of the construction impact.

Administrative renewal of a permitted temporary sign is limited to six month periods.

G. Location Of Construction Impact Area Mitigation Signs. The location where temporary signs are permitted can be varied subject to demolition and construction activity within a designated Construction Impact Area. The determination of specific areas is a function of the administrative group given authority to allow temporary signage. Sign locations are also subject to the following criteria for safety purposes:

1. Signs, particularly A-frames, can only be located in a manner that they do not pose a hazard or block the free flow of pedestrian or vehicular travel in the public right of way.
2. Signs on sidewalks should not preclude normal pedestrian passage and should not be located such that they block more than half of the clear walking width or leave less than four feet of passage width to maintain accessibility.

3. Signs in the public right-of-way cannot be placed in a manner that they preclude drivers within intersections or driveways from having sufficient sight ability of oncoming traffic to maneuver safely.
4. Any approved sign allowed on the public right-of-way is subject to modification or revocation for public safety purposes.

H. Affect On Overlay Districts: The City administration is authorized to establish administrative guidelines for construction impact mitigation signs and may recognize that the temporary nature of such signs do not conflict with and may be exempt from the standards of applicable overlay districts in Section 21A.34 of this title.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2008.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date July 17, 2008
Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY

Legislative

SALT LAKE CITY ORDINANCE
No. _____ of 2008
(An Ordinance Amending and Enacting Provisions Regarding
Temporary Construction Impact Mitigation Signage)

AN ORDINANCE AMENDING THE TEXT OF SECTION 21A.46.070 OF THE *SALT LAKE CITY CODE*, PERTAINING TO TEMPORARY SIGNS, AND ENACTING SECTION 21A.46.180 OF THE *SALT LAKE CITY CODE* PERTAINING TO CONSTRUCTION IMPACT MITIGATION SIGNS.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on June 25, 2008 to consider a request made by the Mayor of Salt Lake City to amend the text of section 21A.46.070 of the *Salt Lake City Code* and to enact a new section 21A.46.180 to regulate the posting of temporary signs to mitigate impacts to businesses caused by temporary construction activities; and

WHEREAS, at its June 25, 2008 hearing, the Planning Commission voted in favor of recommending to the Salt Lake City Council (“City Council”) that the City Council amend section 21A.46.070 of the *Salt Lake City Code* and enact a proposed new section 21A.46.180 of the *Salt Lake City Code* to address and regulate temporary construction mitigation signage; and

WHEREAS, the City Council has determined that the following ordinance is in the City’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code section 21A.46.070. That section 21A.46.070(Q) of the Salt Lake City Code, shall be, and hereby is, amended to read as follows:

21A.46 Signs

21A.46.070 General Standards:

Q. Temporary Signs: Temporary signs shall comply with the following standards:

1. Required Setback: All temporary signs shall be set back five feet (5') from all property lines, except where displayed as building signs on buildings set back less than five feet (5') or where the sign setback is otherwise specified in this title.
2. Display Period And Removal: Temporary signs shall be permitted in accordance with the standards set forth below for display period and removal, unless specified otherwise in this title:

Sign Type ¹	Display Period	Removal Required Three Days After
Construction sign	Duration of construction	Completion
<u>Construction impact area mitigation sign</u>	<u>Per city guidelines²</u>	<u>Per city guidelines²</u>
Garage/yard sale sign	2 sales per year (3 days maximum per sale)	End of sale
Political sign	No limit	Election/voting day
Public event banner (on public property)	Per city guidelines	Per city guidelines
Real estate sign	Duration of listing	Closing/lease commencement date
Special event	Duration of event	End of event
Vacancy sign	Duration of vacancy	Date of lease or of purchase and sale contract

Note:

1. See sections 21A.46.080, 21A.46.090, 21A.46.100, 21A.46.110 and 21A.46.120 of this chapter for zoning district limitations on the size, height and location of temporary signs.
2. **See section 21A.46.180 Construction Impact Area Mitigation Signs**

SECTION 2. Enacting Section 21A.46.180. That section 21A.46.180, pertaining to temporary construction impact mitigation signs be, and is hereby enacted as follows:

21A.46.180 Construction Impact Area Mitigation Signs:

- A. Purpose: The purpose of this section is to designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity. Additional temporary signage for impacted businesses will benefit local neighborhoods and the city as a whole by promoting business identity and informing the public of continued business operations while demolition and construction activity is ongoing.
- B. Nonpublic Forum: In allowing limited temporary signage in certain designated locations, the city does not intend to create a public forum, but rather intends to create a limited or nonpublic forum for the purposes set forth herein.
- C. Definitions:
 1. "Applicant" means any person or organization located within a designated Construction Impact Area that makes application for a Construction Impact Area mitigation sign permit as described herein.
 2. "Construction Impact Area Mitigation sign" means a temporary sign that informs the public a business is open during the period of nearby construction activity.
 3. "City administration" means the Community and Economic Development Director with consultation with the Planning Director, Transportation Director and City Engineer.
- D. Approval Of Construction Impact Areas: In order to encourage and promote business identity during periods of construction activity, the City Council and Mayor may recognize via a public meeting, business areas that are impacted by construction activity.
- E. Authority To Display. The designation of a Construction Impact Area authorizes the City administration to develop guidelines limiting sign types, size and location for permitting temporary Construction Impact Area Mitigation signs within affected business areas.
- F. Construction Impact Area Mitigation Signs. Construction Impact Area Mitigation signs are subject to the following minimum standards in addition to any administrative guidelines developed for a specific Construction Impact Area:
 1. Signs for a business with a storefront:

- i. Quantity of signs allowed is one banner or A-frame sign per business establishment with a storefront on a street within a designated Construction Impact Area.
 - ii. Size of banner or A-frame signs are limited to 16 square feet in area.
 - iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.
 - 2. Signs for a building with multiple businesses without individual storefronts:
 - i. Quantity of signs allowed is a single banner sign or A-frame sign for the entire building.
 - ii. Size of signs are limited to 32 square feet in area.
 - iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.
 - 3. Directional signs identifying parking and businesses open are limited to eight square feet in area and the location is subject to Transportation Division approval and subject to section 21A.46.070.D of this title.
 - 4. All temporary signs within the public way must be placed in a manner as not to damage roadway and sidewalk surfaces.
 - 5. Duration of display period is up to six months from building permit issuance and is intended to terminate coincidentally with the end of the construction impact. Administrative renewal of a permitted temporary sign is limited to six month periods.
- G. Location Of Construction Impact Area Mitigation Signs. The location where temporary signs are permitted can be varied subject to demolition and construction activity within a designated Construction Impact Area. The determination of specific areas is a function of the administrative group given authority to allow temporary signage. Sign locations are also subject to the following criteria for safety purposes:
- 1. Signs, particularly A-frames, can only be located in a manner that they do not pose a hazard or block the free flow of pedestrian or vehicular travel in the public right of way.
 - 2. Signs on sidewalks should not preclude normal pedestrian passage and should not be located such that they block more than half of the clear walking width or leave less than four feet of passage width to maintain accessibility.
 - 3. Signs in the public right-of-way cannot be placed in a manner that they preclude drivers within intersections or driveways from having sufficient sight ability of oncoming traffic to maneuver safely.
 - 4. Any approved sign allowed on the public right-of-way is subject to modification or revocation for public safety purposes.
- H. Affect On Overlay Districts: The City administration is authorized to establish administrative guidelines for construction impact mitigation signs and may recognize that the temporary nature of such signs do not conflict with and may be exempt from the standards of applicable overlay districts in Section 21A.34 of this title.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
2008.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.
Published: _____.

Exhibit 3
City Council Notice
and Mailing List

Exhibit 3i
City Council Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will review **Petition No. 400-08-16** by the Salt Lake City Mayor. The petition would amend the Salt Lake City Zoning Ordinance Section 21A.46 Signs for temporary Construction Impact Area Mitigation Signage. This amendment would allow temporary signs, citywide, for businesses impacted by construction activity.

As part of this request the City Council is holding an advertised public hearing to receive comments regarding this petition. During this hearing, the Planning staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 P.M.

PLACE: City Council Chambers
Room 415
City and County Building
451 South State Street
Salt Lake City

If you have any questions relating to this proposal, please attend the meeting or call Everett L. Joyce at 535-7930, between the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this City Council meeting.

Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Everett Joyce at 535-7930; TDD 535-6220.

Exhibit 3ii
Mailing List



LESLIE REYNOLDS-BENNS, PHD
WESTPOINT CHAIR
1402 MIAMI ROAD
SALT LAKE CITY UT 84116

RON JARRETT
ROSE PARK CHAIR
1441 WEST SUNSET DR
SALT LAKE CITY UT 84116

ANGIE VORHER
JORDAN MEADOWS CHAIR
1988 SIR JAMES DRIVE
SALT LAKE CITY UT 84116

VICKY ORME
FAIRPARK CHAIR
159 NORTH 1320 WEST
SALT LAKE CITY UT 84116

MIKE HARMAN
POPLAR GROVE CHAIR
1044 WEST 300 SOUTH
SALT LAKE CITY UT 84104

RANDY SORENSON
GLENDALE CHAIR
1184 SOUTH REDWOOD DR
SALT LAKE CITY UT 84104

POLLY HART
CAPITOL HILL CHAIR
355 NORTH QUINCE STREET
SALT LAKE CITY UT 84103

WAYNE F GREEN
GREATER AVENUES CHAIR
371 E 7TH AVENUE
SALT LAKE CITY UT 84103

D. CHRISTIAN HARRISON
DOWNTOWN CHAIR
336 WEST BROADWAY, #308
SALT LAKE CITY UT 84101

BILL DAVIS
PEOPLE'S FREEWAY CHAIR
332 WEST 1700 SOUTH
SALT LAKE CITY UT 84115

~~THOMAS MUTTER
CENTRAL CITY CHAIR
EMAIL ONLY/ ON LISTSERVE~~

JOEL BRISCOE
EAST CENTRAL CHAIR
PO BOX 58902
SALT LAKE CITY UT 84158

JIM FISHER
LIBERTY WELLS CHAIR
PO BOX 522318
SALT LAKE CITY, UT 84152

LISETTE GIBSON
YALECREST CHAIR
1764 HUBBARD AVENUE
SALT LAKE CITY UT 84108

~~GREG MORROW
WASATCH HOLLOW CHAIR
EMAIL ONLY/ON LISTSERVE~~

DIANE BARLOW
SUNNYSIDE EAST CHAIR
859 SOUTH 2300 EAST
SALT LAKE CITY UT 84108

ELLEN REDDICK
BONNEVILLE HILLS CHAIR
2177 ROOSEVELT AVENUE
SALT LAKE CITY UT 84108

MICHAEL AKERLOW
FOOTHILL/SUNNYSIDE CHAIR
1940 HUBBARD AVE
SALT LAKE CITY UT 84108

PAM PEDERSEN
EAST LIBERTY PARK CHAIR
PO BOX 520123
SALT LAKE CITY, UT 84152

~~ARCADIA HEIGHTS/BENCHMARK
CHAIR
Vacant~~

GRACE SPERRY
SUGAR HOUSE CHAIR
2660 HIGHLAND DRIVE
SALT LAKE CITY UT 84106

~~OAK HILLS CHAIR
Vacant~~

KEVIN JONES
EAST BENCH CHAIR
2500 SKYLINE DR
SALT LAKE CITY, UT 84108

Everett Joyce
Rm 406, 451 So. State
P.O. Box 145480
SLC, UT 84111-5480

~~SUNSET OAKS CHAIR
Vacant~~

~~INDIAN HILLS CHAIR
Vacant~~

~~ST. MARY'S CHAIR
Vacant~~

LAST UPDATED 7/10/2008 CZ

LESLIE REYNOLDS-BENNS, PHD
WESTPOINT CHAIR
1402 MIAMI ROAD
SALT LAKE CITY UT 84116

RON JARRETT
ROSE PARK CHAIR
1441 WEST SUNSET DR
SALT LAKE CITY UT 84116

ANGIE VORHER
JORDAN MEADOWS CHAIR
1988 SIR JAMES DRIVE
SALT LAKE CITY UT 84116

VICKY ORME
FAIRPARK CHAIR
159 NORTH 1320 WEST
SALT LAKE CITY UT 84116

MIKE HARMAN
POPLAR GROVE CHAIR
1044 WEST 300 SOUTH
SALT LAKE CITY UT 84104

RANDY SORENSON
GLENDALE CHAIR
1184 SOUTH REDWOOD DR
SALT LAKE CITY UT 84104

POLLY HART
CAPITOL HILL CHAIR
355 NORTH QUINCE STREET
SALT LAKE CITY UT 84103

WAYNE F GREEN
GREATER AVENUES CHAIR
371 E 7TH AVENUE
SALT LAKE CITY UT 84103

D. CHRISTIAN HARRISON
DOWNTOWN CHAIR
336 WEST BROADWAY, #308
SALT LAKE CITY UT 84101

BILL DAVIS
PEOPLE'S FREEWAY CHAIR
332 WEST 1700 SOUTH
SALT LAKE CITY UT 84115

~~THOMAS MUTTER
CENTRAL CITY CHAIR
EMAIL ONLY/ ON LISTSERVE~~

JOEL BRISCOE
EAST CENTRAL CHAIR
PO BOX 58902
SALT LAKE CITY UT 84158

JIM FISHER
LIBERTY WELLS CHAIR
PO BOX 522318
SALT LAKE CITY, UT 84152

LISETTE GIBSON
YALECREST CHAIR
1764 HUBBARD AVENUE
SALT LAKE CITY UT 84108

~~GREG MORROW
WASATCH HOLLOW CHAIR
EMAIL ONLY/ON LISTSERVE~~

DIANE BARLOW
SUNNYSIDE EAST CHAIR
859 SOUTH 2300 EAST
SALT LAKE CITY UT 84108

ELLEN REDDICK
BONNEVILLE HILLS CHAIR
2177 ROOSEVELT AVENUE
SALT LAKE CITY UT 84108

MICHAEL AKERLOW
FOOTHILL/SUNNYSIDE CHAIR
1940 HUBBARD AVE
SALT LAKE CITY UT 84108

PAM PEDERSEN
EAST LIBERTY PARK CHAIR
PO BOX 520123
SALT LAKE CITY, UT 84152

~~ARCADIA HEIGHTS/BENCHMARK
CHAIR
Vacant~~

GRACE SPERRY
SUGAR HOUSE CHAIR
2660 HIGHLAND DRIVE
SALT LAKE CITY UT 84106

~~OAK HILLS CHAIR
Vacant~~

KEVIN JONES
EAST BENCH CHAIR
2500 SKYLINE DR
SALT LAKE CITY, UT 84108

Everett Joyce
Rm 406, 451 So State
P.O. Box 145480
SLC, UT 84111-5480

~~SUNSET OAKS CHAIR
Vacant~~

~~INDIAN HILLS CHAIR
Vacant~~

~~ST. MARY'S CHAIR
Vacant~~

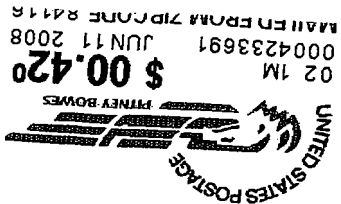
Exhibit 4
Planning Commission

Public Hearing Notice/Postmark/Agenda
Staff Report
Powerpoint Presentation
Minutes

Exhibit 4i
Public Hearing Notice/Postmark/Agenda

Tamm! Hansen

PUBLIC HEARING NOTICE



FIRST CLASS

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

SALT LAKE CITY
PLANNING DIVISION

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, June 25, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work/Training Session** The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, June 11, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY HEARING

1. **Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a non-complying use (supercenter) in a non-conforming structure. CLC Associates, Inc. is requesting that the property be rezoned to CS Community Shopping to allow for the construction of a new supercenter. The property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Nick Britton at 801-535-7932 or nick.britton@slcgov.com).

PUBLIC HEARING

1. **Petition 410-08-17, a Construction Waste Landfill**—a request for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at approximately 7301 West 1300 South. The property is located in City Council District Two represented by Council Member Van Turner (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
2. **490-08-18 – Bilanzich Subdivision Amendment**—a request by Russ Naylor for a subdivision amendment located at approximately 2347 South Lakeline Drive. This property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
3. **Downtown in Motion Plan**—the plan is a culmination of an effort between Salt Lake City Transportation and Planning Divisions, the Redevelopment Agency of Salt Lake City, Downtown Alliance, Salt Lake Chamber, Utah Transit Authority, and the Utah Department of Transportation, to arrive at a comprehensive approach to Downtown Salt Lake transportation issues. (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
4. **Petition 400-08-04, Zoning Map Amendment**—a request by Gerald Burt, requesting a zoning map amendment for the property located at approximately 754 North 300 West Street in the Capitol Hill Historic District. The subject property is comprised of four (4) parcels, three (3) of which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant is proposing to construct three (3) attached single-family dwellings on the MU zoned parcels and a single-family home on the SR-1A zoned parcel. To accommodate the new development, the applicant proposes to exchange approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The property is located in City Council District Three represented by Council Member Eric Jergensen (Staff contact: Janice Lew at 535-7625 or janice.lew@slcgov.com).
5. **Petition No. 410-08-49 Redman Building Condominiums Planned Development Amendment**—a request by Kevin Packer, Pacific Park Investment LC, for property located at 1240 East 2100 South. The proposed amendment is to develop sufficient on-site and off-site parking and forgo construction of a previously approved parking structure for the mixed-use planned development. The planned development contains four (4) commercial units and twelve (12) residential units. The property is zoned Sugar House Business District (CSHBD-1). The property is in City Council District 7 represented by Council Member Søren Simonsen (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
6. **Petition 400-08-08, Declaration of Surplus Property and Street Closure**—a request by Thomas A. Wolff to close and declare surplus property a portion of Hot Springs Road between approximately Duluth Avenue and 1500 North. The adjacent properties are located in the Heavy Manufacturing (M-2) Zoning District and in Council District Three represented by Council Member Eric Jergensen (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
7. **Petition 400-08-16, initiated by the Salt Lake City Mayor**—a request to amend the Salt Lake City Ordinances to facilitate an approval processes for temporary construction-related activities in portions of Salt Lake City, that grants the authority to City administrative staff to allow additional temporary signage within business areas impacted by high levels of construction activity. This proposal affects business areas citywide (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
8. **Everest Builders LLC. Planned Development and Preliminary Condominium Plat**—a request by Everest Builders LLC, represented by Eric Saxey, for a residential planned development and preliminary condominium plat located at approximately 256, 262 and 268 South 700 East and 673 and 695 East 300 South Street in the Central City Historic District. The property is zoned RMF-45, Moderate/High Density Multi Family Residential in the Central City Historic District. The property is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Robin Zeigler at 535-7758 or robin.zeigler@slcgov.com.)
 - a. **Petition 410-08-38 Planned Development**— a request by the applicant for more than one principal building with frontage.
 - b. **Petition 490-08-09 Preliminary Condominium Plat**—a request by the applicant for preliminary approval of a new 19 unit residential condominium development.

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted end of business the Friday prior to the meeting, and minutes will be posted end of business two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

Exhibit 4ii
Staff Report

PLANNING COMMISSION STAFF REPORT

Temporary Signs Construction Impact Mitigation Signs Zoning Text Amendment Petition 400-08-16 – City-wide June 25, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Salt Lake City
Mayor

Staff: Everett Joyce 535-7930
everett.joyce@slcgov.com

Tax ID: n/a

Current Zone: n/a

Master Plan Designation:
City-wide

Council District: City-wide

Acreage: n/a

Current Use: n/a

**Applicable Land Use
Regulations:**
21A.46 Signs
21A.50.050 Standards for
general amendments.

Attachments:

- A. Proposed Sign Text
- B. Department Comments

REQUEST

Petition 400-08-16 initiated by the Salt Lake City Mayor, requests an amendment to Salt Lake City Ordinances to facilitate approval processes for the designation of business areas to allow temporary signage related to construction-related activities within the City. The City Council and Mayor would establish designation of Construction Impacted Areas through a public meeting. A Construction Impact Area designation would grant the authority to city administration, Director of Community and Economic Development, to modify certain City sign regulations for construction-related activities.

PUBLIC NOTICE

On June 10, 2008, a notice for the Planning Commission public hearing was mailed to community council chairs meeting the minimum 14-day notification requirement. In addition, notice was sent to all individuals on the Planning Division's list serve and the agenda was posted on the city's website.

STAFF RECOMMENDATION:

Based on the comments, analysis and findings in the staff report, Planning Staff recommends the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed text amendment for construction impact mitigation signs.

Comments

PUBLIC COMMENTS

An open house will be held on June 19, 2008. A report of the open house comments and concerns will be provided separately from this staff report.

City Department Comments:

Department comments are included in Attachment A.

It should be noted that the Director of Community and Economic Development along with the Planning Director, the Transportation Engineer and the City Engineer comprise the City administrative team for Construction Impacted Areas.

Staff Analysis and Findings

Staff Review: Building demolition and construction-related activity can have significant impact on businesses. The potential impacts on business patronage due to actual or perceived impediments to pedestrian and vehicular access, loss of on-street parking, or safety issues affect the customer base for existing businesses. One of the key actions that assist the public as to ongoing status of existing businesses is the use of additional signage and information related to continued business operations while construction activity occurs. To that end, the Mayor has initiated this petition to request the City Council approve regulations that would allow this type of signage.

The Construction Impact Area concept is that the Mayor and Council would adopt each area with implementation by the City administration through the Director of Community and Economic Development. As noted by Department comments, placement of temporary signage must still be reviewed by appropriate City Staff to ensure protection of infrastructure and to ensure no circulation obstructions occur within the public way.

The proposal will provide the following benefits:

- Allow for the anticipation of construction-related issues that might negatively affect businesses and create a positive perception that the City is in a position to provide a means to mitigate impacts from construction activity.
- Minimize construction-related inconvenience and send a message to the community that business area is still open for business.

Standards for general amendments.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

- A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;**

Analysis: It is in the City’s best interest to take a proactive approach to addressing construction impacts that result from major construction activities. There exists a need to formalize a process through which construction activity impacts can be addressed. The process would be a means to mitigate potential high impacts of construction activity on adjacent businesses and neighborhoods.

The 1993 *City Vision and Strategic Plan*, states as a goal that the City should “Develop business friendly licensing and regulatory practices.”

Finding: Providing designation of construction impacted business areas and, on a temporary basis, to allow additional signage to help mitigate impacts of construction to business areas is consistent with the goal of the *City Vision and Strategic Plan* by creating a business friendly regulatory practice and the goals. The proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Analysis: The proposed amendment provides sign regulations to ensure, on a temporary basis, an area identified as a Construction Impact Area can use additional signage to offset the impacts of the construction activity. Signage is characteristic of business areas. The additional signs are in keeping with and meet the technical regulations and standards which currently exist in the ordinance.

Finding: The proposed amendment for temporary signs within existing business areas is harmonious with the overall character of the existing development in the immediate vicinity of the subject property.

C. The extent to which the proposed amendment will adversely affect adjacent properties;

Analysis: The technical standards of the zoning ordinance generally will not change with the proposed amendment. Additional business signage would be permitted on a temporary basis only. Signage permitted is typical of business areas within the city. Installation of the signage would have to be done in a manner to ensure protection of public infrastructure and ensure adequate circulation I the public way.

Finding: Appropriate Departments would ensure the location of signs do not hamper circulation in the public way. The sign standards to be set in place would not have adverse impacts on adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: Temporary signage provisions would apply citywide. Once an area is designated as a construction impacted business area, the temporary sign regulations along with administrative guidelines would become effective. The temporary signs allowed are consistent with signs already permitted within business areas. The signs are temporary in nature and would not have a long-term impact on any overlay district within the City. The proposal is to allow additional signage in a manner that already is permitted, however, increasing the amount of signage permitted. The City administrative guidelines may exempt temporary construction impact mitigation signs from overlay district zoning standards (such as historic districts).

Finding: The proposed text amendment is designed with an opportunity for the administration to establish additional sign guidelines to address applicable overlay districts. The temporary nature of these signs does not create a conflict with the standards of the City's overlay districts.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: The proposed ordinance allows for the designation of construction impacted business areas with review by departments to insure their consistency with public utilities and services needs of the area.

Finding: All pertinent City departments will have review authority on the development of administrative sign guidelines within the boundaries of each designated Construction Impact Area.

Exhibit A
Proposed Zoning Ordinance Text
Construction Impact Mitigation Signs

Construction Impact Mitigation Signs Proposed Zoning Text Changes

21A.46 Signs

21A.46.070 General Standards:

- Q. Temporary Signs: Temporary signs shall comply with the following standards:
1. Required Setback: All temporary signs shall be set back five feet (5') from all property lines, except where displayed as building signs on buildings set back less than five feet (5') or where the sign setback is otherwise specified in this title.
 2. Display Period And Removal: Temporary signs shall be permitted in accordance with the standards set forth below for display period and removal, unless specified otherwise in this title:

Sign Type ¹	Display Period	Removal Required Three Days After
Construction sign	Duration of construction	Completion
Construction impact area mitigation sign	Per city guidelines²	Per city guidelines²
Garage/yard sale sign	2 sales per year (3 days maximum per sale)	End of sale
Political sign	No limit	Election/voting day
Public event banner (on public property)	Per city guidelines	Per city guidelines
Real estate sign	Duration of listing	Closing/lease commencement date
Special event	Duration of event	End of event
Vacancy sign	Duration of vacancy	Date of lease or of purchase and sale contract

Note:

1. See sections 21A.46.080, 21A.46.090, 21A.46.100, 21A.46.110 and 21A.46.120 of this chapter for zoning district limitations on the size, height and location of temporary signs.
2. See section **21A.46.180 Construction Impact Area Mitigation Signs**

Proposed Text

21A.46.180 Construction Impact Area Mitigation Signs:

- A. Purpose: The purpose of this section is to designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity. Additional temporary signage for impacted businesses will benefit local neighborhoods and the city as a whole by promoting business identity and informing the public of continued business operations while demolition and construction activity is ongoing.
- B. Nonpublic Forum: In allowing limited temporary signage in certain designated locations, the city does not intend to create a public forum, but rather intends to create a limited or nonpublic forum for the purposes set forth herein.
- C. Definitions:
 - 1. "Applicant" means any person or organization located within a designated Construction Impact Area that makes application for a Construction Impact Area mitigation sign permit as described herein.
 - 2. "Construction Impact Area Mitigation sign" means a temporary sign that informs the public a business is open during the period of nearby construction activity.
- D. Approval Of Construction Impact Areas: In order to encourage and promote business identity during periods of construction activity, the City Council and Mayor may recognize via a public meeting, business areas that are impacted by construction activity.
- E. Authority To Display. The designation of a Construction Impact Area authorizes the City administration to develop guidelines limiting sign types, size and location for permitting temporary Construction Impact Area Mitigation signs within affected business areas.
- F. Construction Impact Area Mitigation Signs. Construction Impact Area Mitigation signs are subject to the following minimum standards in addition to any administrative guidelines developed for a specific Construction Impact Area:
 - 1. Signs for a business with a storefront:
 - i. Quantity of signs allowed is one banner or A-frame sign per business establishment with a storefront on a street within a designated Construction Impact Area.
 - ii. Size of banner or A-frame signs are limited to 16 square feet in area.
 - iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.
 - 2. Signs for a building with multiple businesses without individual storefronts:
 - i. Quantity of signs allowed is a single banner sign or A-frame sign for the entire building.
 - ii. Size of signs are limited to 32 square feet in area.
 - iii. Additional window signs are limited to 25 percent of the window area above the base-zoning sign area allowed.
 - 3. Directional signs identifying parking and businesses open are limited to eight square feet in area and the location is subject to Transportation Division approval and subject to section 21A.46.070.D of this title.

4. All temporary signs within the public way must be placed in a manner as not to damage roadway and sidewalk surfaces.
 5. Duration of display period is up to six months from building permit issuance and is intended to terminate coincidentally with the end of the construction impact. Administrative renewal of a permitted temporary sign is limited to six month periods.
- G. Location Of Construction Impact Area Mitigation Signs. The location where temporary signs are permitted can be varied subject to demolition and construction activity within a designated Construction Impact Area. The determination of specific areas is a function of the administrative group given authority to allow temporary signage. Sign locations are also subject to the following criteria for safety purposes:
1. Signs, particularly A-frames, can only be located in a manner that they do not pose a hazard or block the free flow of pedestrian or vehicular travel in the public right of way.
 2. Signs on sidewalks should not preclude normal pedestrian passage and should not be located such that they block more than half of the clear walking width or leave less than four feet of passage width to maintain accessibility.
 3. Signs in the public right-of-way cannot be placed in a manner that they preclude drivers on driveways trying to enter the street from having sufficient sight ability of oncoming traffic to enter the street safely.
 4. Any approved sign allowed on the public right-of-way is subject to modification or revocation for public safety purposes.
- H. Affect On Overlay Districts: The City administration is authorized to establish administrative guidelines for construction impact mitigation signs and may recognize that the temporary nature of such signs do not conflict with and may be exempt from the standards of applicable overlay districts in Section 21A.34 of this title.

Exhibit B
Department Comments

Joyce, Everett

Transportation

From: Walsh, Barry
Sent: Wednesday, June 11, 2008 5:50 PM
To: Joyce, Everett
Cc: Young, Kevin; Vaterlaus, Scott; Barry, Michael; Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs
Categories: Program/Policy

June 11, 2008

Everett Joyce, Planning

RE: Petition 400-08-16 zoning text amendment to allow temporary signs.

The division of transportation review comments and recommendations areas follows:

We have no objection to the proposal subject to involvement in the review process for signage that may be a traffic issue: location with in the public way, location with in a traffic barricade or traffic control system, type of sign that may be a road side distraction, signs mounted of existing street light poles, etc.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
 Scott Vaterlaus, P.E.
 Michael Barry, P.E.
 Peggy Garcia, Public Utilities
 Ted Itchon, Fire
 Craig Smith, Engineering
 Larry Butcher, Permits
 File.

From: Joyce, Everett
Sent: Wednesday, June 11, 2008 5:21 PM
To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP
 Senior Planner
 801-535-7930
 Salt Lake City Planning Division
 451 South State Street, Rm 406
 PO Box 145480
 Salt Lake City, UT 84111-5480

6/17/2008

Joyce, Everett*Transportation*

From: Harpst, Tim
Sent: Friday, June 13, 2008 2:56 PM
To: Walsh, Barry; Young, Kevin; Vaterlaus, Scott
Cc: Joyce, Everett
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs
Categories: Program/Policy

Barry - I don't see where my earlier review comments were incorporated into this doc. I recall commenting that A-frame sign placement must not preclude visibility between drivers and pedestrians at intersections and driveways. Further, the clear walking width must not be narrowed by these signs to less than 4 feet (wheelchair-wide). I also believe we need to include a comment that approval to place these signs is by revocable permit and that the City reserves the right to have the signs moved or removed at any time. This allows the City to deal with any currently unknown issues. When we did something similar for the downtown area, we included wording to inform the petitioner that we would need 30 days to review applications and to whom the applications need to be made. That way, the businesses know how to apply and how long to expect to get a response. I also have concerns about the wording related to sign placement duration. It needs to be tightened up to indicate the maximum time length for use of the signs will be 6 months with the ability to apply for an extension. We can't presuppose how long some of these might be needed.

Timothy P. Harpst, P.E., PTOE
Transportation Director

Salt Lake City Transportation Division Phone: 801 535-6630
 349 South 200 East, Suite 450 Fax: 801 535-6019
 Salt Lake City, Utah 84111 email: tim.harpst@slcgov.com

From: Walsh, Barry
Sent: Thursday, June 12, 2008 2:00 PM
To: Young, Kevin; Vaterlaus, Scott; Harpst, Tim
Subject: FW: Petition 400-08-16 Zoning text amendment to allow temporary signs

Guidelines attached for review,
 Barry

From: Joyce, Everett
Sent: Thursday, June 12, 2008 8:08 AM
To: Itchon, Edward
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Ted,

The types of sign are advertising related identification that the business is open during construction and directional signs related to traffic such as identifying parking areas and access to businesses. They would need administrative review by the Director of Community and Economic Development after consultation with the Planning Director, Transportation Engineer and City Engineer. A draft example of the review process and the

6/17/2008

types of temporary signs being considered is provided in the attached document "Admin Guidelines – Temp Sign SHBD".

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

From: Itchon, Edward
Sent: Thursday, June 12, 2008 6:26 AM
To: Joyce, Everett
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Everett,

I have a few questions to ask. What type of signs? Are they for traffic, parking, or advertisement? What is the approval process and who will approve them for location and clarity?

Ted

From: Joyce, Everett
Sent: Wednesday, June 11, 2008 5:21 PM
To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

Joyce, Everett*Transportation*

From: Walsh, Barry
Sent: Monday, June 16, 2008 8:42 AM
To: Harpst, Tim; Young, Kevin; Vaterlaus, Scott
Cc: Joyce, Everett
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs
Categories: Program/Policy

June 16, 2008

Everett Joyce, Planning

Re: Petition 400-08-16 Zoning text amendment to allow Temporary signs.

Everett, Tim Harpst has made some clarification of the review and control issues that need to be incorporated in the proposed amendment. Per my letter dated June 11th, as a general statement, requiring transportation reviews required, Tim has added issues to inform applicants about the process and limitations that need to be spelled out in the new zoning text as well as describing signage parameters that the various departments will need to review for compliance.

Please incorporate these issues, see Tim's memo dated June 13, into the draft zoning text revisions for our review.

Sincerely,

Barry Walsh

Cc Tim Harpst, P.E.
 Kevin Young, P.E.
 Scott Vaterlaus, P.E.
 File

From: Harpst, Tim
Sent: Friday, June 13, 2008 2:56 PM
To: Walsh, Barry; Young, Kevin; Vaterlaus, Scott
Cc: Joyce, Everett
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Barry - I don't see where my earlier review comments were incorporated into this doc. I recall commenting that A-frame sign placement must not preclude visibility between drivers and pedestrians at intersections and driveways. Further, the clear walking width must not be narrowed by these signs to less than 4 feet (wheelchair-wide). I also believe we need to include a comment that approval to place these signs is by revocable permit and that the City reserves the right to have the signs moved or removed at any time. This allows the City to deal with any currently unknown issues. When we did something similar for the downtown area, we included wording to inform the petitioner that we would need 30 days to review applications and to whom the applications need to be made. That way, the businesses know how to apply and how long to expect to get a response. I also have concerns about the wording related to sign placement duration. It needs to be tightened up to indicate the maximum time length for use of the signs will be 6 months with the ability to apply for an extension. We can't presuppose how long some of these might be needed.

Timothy P. Harpst, P.E., PTOE
Transportation Director

6/17/2008

Salt Lake City Transportation Division Phone: 801 535-6630
349 South 200 East, Suite 450 Fax: 801 535-6019
Salt Lake City, Utah 84111 email: tim.harpst@slcgov.com

From: Walsh, Barry
Sent: Thursday, June 12, 2008 2:00 PM
To: Young, Kevin; Vaterlaus, Scott; Harpst, Tim
Subject: FW: Petition 400-08-16 Zoning text amendment to allow temporary signs

Guidelines attached for review,
Barry

From: Joyce, Everett
Sent: Thursday, June 12, 2008 8:08 AM
To: Itchon, Edward
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Ted,

The types of sign are advertising related identification that the business is open during construction and directional signs related to traffic such as identifying parking areas and access to businesses. They would need administrative review by the Director of Community and Economic Development after consultation with the Planning Director, Transportation Engineer and City Engineer. A draft example of the review process and the types of temporary signs being considered is provided in the attached document "Admin Guidelines – Temp Sign SHBD".

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

From: Itchon, Edward
Sent: Thursday, June 12, 2008 6:26 AM
To: Joyce, Everett
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Everett,

I have a few questions to ask. What type of signs? Are they for traffic, parking, or advertisement? What is the approval process and who will approve them for location and clarity?

Ted

6/17/2008

From: Joyce, Everett

Sent: Wednesday, June 11, 2008 5:21 PM

To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave

Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

Joyce, Everett*Public Utilities*

From: Brown, Jason
Sent: Thursday, June 12, 2008 3:34 PM
To: Joyce, Everett
Cc: Garcia, Peggy
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs
Categories: Program/Policy

The only thing that I think should be added is something about how the signs are fixed in place. If they are required to have A-frames then the use of sand bags would be a great solution. We don't want property owners using stakes or something that would penetrate the ground within the right-of-way where the underground utilities are located. There is a potential to damage a utility line and no one wins if the sidewalk gets torn up in front of the business to do a repair.

Jason Brown PE
 SLC Public Utilities
 483-6729

From: Garcia, Peggy
Sent: Thursday, June 12, 2008 11:54 AM
To: Brown, Jason
Subject: FW: Petition 400-08-16 Zoning text amendment to allow temporary signs
Importance: High

Jason,

Will you please respond to Planning?

Thank you,

Peggy

From: Joyce, Everett
Sent: Thursday, June 12, 2008 8:08 AM
To: Itchon, Edward
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Ted,

The types of sign are advertising related identification that the business is open during construction and directional signs related to traffic such as identifying parking areas and access to businesses. They would need administrative review by the Director of Community and Economic Development after consultation with the Planning Director, Transportation Engineer and City Engineer. A draft example of the review process and the types of temporary signs being considered is provided in the attached document "Admin Guidelines – Temp Sign SHBD".

Everett L. Joyce, AICP
 Senior Planner

6/17/2008

801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

From: Itchon, Edward
Sent: Thursday, June 12, 2008 6:26 AM
To: Joyce, Everett
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Everett,

I have a few questions to ask. What type of signs? Are they for traffic, parking, or advertisement? What is the approval process and who will approve them for location and clarity?

Ted

From: Joyce, Everett
Sent: Wednesday, June 11, 2008 5:21 PM
To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

6/17/2008

Joyce, Everett

Engineering

From: Smith, Craig
Sent: Thursday, June 12, 2008 8:28 AM
To: Joyce, Everett
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Thanks for the clarification. Engineering is okay with temp signs for businesses in construction zones, but only while construction hampers customers from locating those businesses, and only during construction.

From: Joyce, Everett
Sent: Wednesday, June 11, 2008 5:21 PM
To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

6/17/2008

Joyce, Everett

Fire

From: Itchon, Edward
Sent: Thursday, June 12, 2008 2:57 PM
To: Joyce, Everett
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Everett,

Thanks for the information. I have no issues.

Ted

From: Joyce, Everett
Sent: Thursday, June 12, 2008 8:08 AM
To: Itchon, Edward
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Ted,

The types of sign are advertising related identification that the business is open during construction and directional signs related to traffic such as identifying parking areas and access to businesses. They would need administrative review by the Director of Community and Economic Development after consultation with the Planning Director, Transportation Engineer and City Engineer. A draft example of the review process and the types of temporary signs being considered is provided in the attached document "Admin Guidelines – Temp Sign SHBD".

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

From: Itchon, Edward
Sent: Thursday, June 12, 2008 6:26 AM
To: Joyce, Everett
Cc: Garcia, Peggy; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave
Subject: RE: Petition 400-08-16 Zoning text amendment to allow temporary signs

Everett,

I have a few questions to ask. What type of signs? Are they for traffic, parking, or advertisement? What is the approval process and who will approve them for location and clarity?

Ted

6/17/2008

From: Joyce, Everett

Sent: Wednesday, June 11, 2008 5:21 PM

To: Garcia, Peggy; Itchon, Edward; Smith, Craig; Butcher, Larry; Walsh, Barry; Askerlund, Dave

Subject: Petition 400-08-16 Zoning text amendment to allow temporary signs

Dear fellow employees,

Attached is a memorandum of a petition that the Administration has requested to be fast-tracked through the petition processing system. Please review and comment within one week. If you can provide a response earlier, even if it is a no comment response, it would be appreciated.

Thank you for your assistance.

Everett L. Joyce, AICP

Senior Planner

801-535-7930

Salt Lake City Planning Division

451 South State Street, Rm 406

PO Box 145480

Salt Lake City, UT 84111-5480

Joyce, Everett

Public Services

From: Rokhva, Parviz
Sent: Tuesday, June 17, 2008 10:26 AM
To: Joyce, Everett
Cc: Graham, Rick; Valente, Art
Subject: FW: Department review request for Petition 400-08-16 Zoning Ordinance text amendment for Temporary Signs
Categories: Program/Policy
Attachments: Routing Memo.doc

This issue has no impact to our operation. No additional comments.
Thanks Parviz

From: Graham, Rick
Sent: Friday, June 13, 2008 3:52 PM
To: Peterson, Max; Rokhva, Parviz
Subject: FW: Department review request for Petition 400-08-16 Zoning Ordinance text amendment for Temporary Signs

Max and Parviz, please review the text amendment or pass it along to your employees who will be impacted by the change. Please provide a confirmation or no response or a response to Everett Joyce by the 19th as directed. Please copy me.

Rick

From: Joyce, Everett
Sent: Wednesday, June 11, 2008 5:38 PM
To: Harpst, Tim; Niermeyer, Jeff; Graham, Rick; McKone, Dennis; Burbank, Chris; Boskoff, Nancy; Riley, Maureen; Clark, Luann; Creswell, Lyn; De La Mare-Schaefer, Mary; Baxter, DJ; Rutan, Ed; Limburg, Garth
Subject: Department review request for Petition 400-08-16 Zoning Ordinance text amendment for Temporary Signs

This email is to inform you that the City staff members on the attached "Routing Memo" have been requested to review and comment on a proposed text amendment to Salt Lake City Zoning Ordinance to facilitate an approval processes for temporary signage for businesses that are impacted by high levels of construction activity.

Everett L. Joyce, AICP
Senior Planner
801-535-7930
Salt Lake City Planning Division
451 South State Street, Rm 406
PO Box 145480
Salt Lake City, UT 84111-5480

6/17/2008

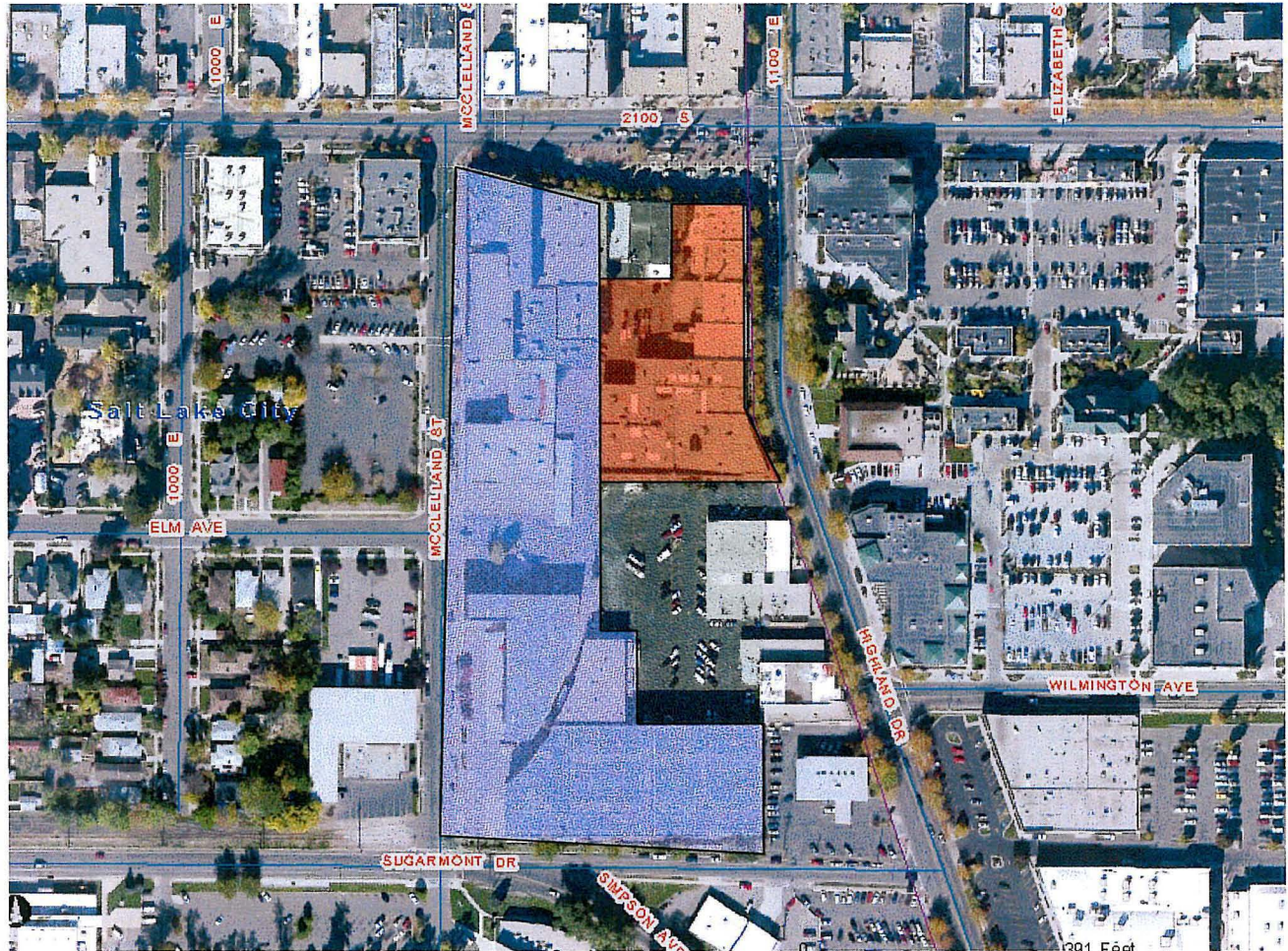
Exhibit 4iii
Powerpoint Presentation

Sugar House Business District

Construction Impacts

Renovation with partial demolition and new construction (Purple)

Demolition and new construction (Orange)

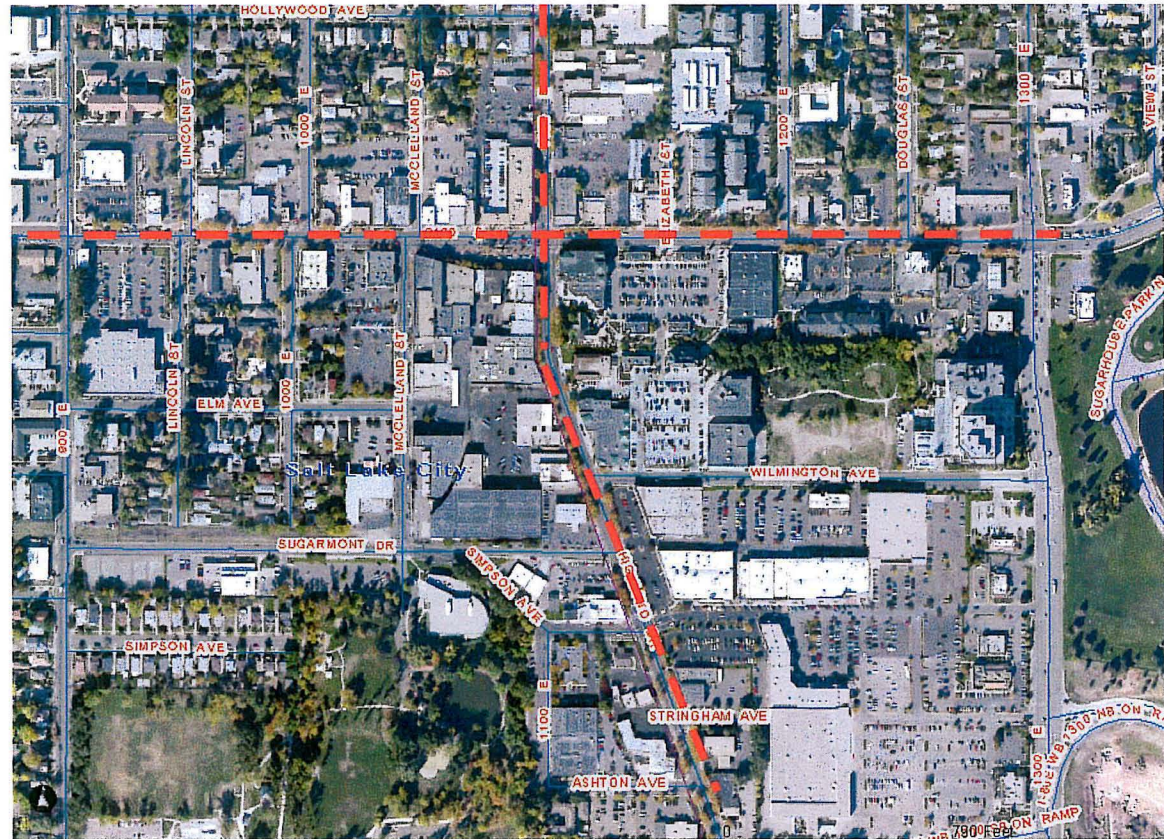


Sugar House Business District

Designated Construction Impact Area

2100 South Street
900 East - 1300 East

Highland Drive
Ramona Ave – I-80



Permitted Temporary Signs

Section 21A.46.180 Construction Impact Area Mitigation Signs

- Single Business Storefront
Banner or A-frame Sign
1 Sign
16 Sq. Ft.
- Multiple Business Single Building
Banner or A-frame Sign
1 Sign
32 Sq. Ft.
- Window Signs
25% Increase of window area

Other Signs Permitted

- Attended Portable Signs (3'x2')
- Public Event Signs
- Special Event Signs
- Public Necessity Signs



SIGN PERMIT APPLICATION

Permit #: _____
Date: _____

File three complete sets of plans including a site plan, details, elevations, engineering and this completed application with: Building Services 451 South State Street, Room 215 Salt Lake City, UT 84111 Telephone: (801) 535-7752 FAX: (801) 535-7750

Installation Address of Sign(s): _____
Name of Establishment: _____
Owner of Sign(s): _____
Sign Installer: _____
Address: _____
Phone Number: _____ State Contractor's License # _____

PLEASE CALL 535-9436, 24 HOURS IN ADVANCE TO SCHEDULE SIGN INSPECTIONS. FOOTING INSPECTIONS ARE REQUIRED PRIOR TO INSTALLATION. FINAL INSPECTIONS ARE REQUIRED FOR ALL SIGN INSTALLATIONS.

IVR INSPECTION SYSTEM, USE THE 700 NUMBERS FOR INSPECTION REQUESTS

BEFORE FILLING OUT TABLE BELOW, PLEASE COMPLETE WORKSHEETS ON REAR OF FORM.

Sign Type	Sq Ft Allowed in Zone	Sq Ft of proposed Sign	Sign Height Above Ground	Setback
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

Value of Sign(s): _____ I submitted Yes No

FOR OFFICE USE ONLY		Elect. Permit Req'd	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permit Fee	_____	Zoning Approval	_____
10% Plan Check	_____	Plans Examiner	_____
Tag Fee	\$10.00	Historic Approval	_____
1% State Fee	_____	Board of Adj.	_____
Double Fee	_____	Date of Approval	_____
TOTAL	_____		

Comments: _____

7/05

Discussion – Sign Type and Size

1. Allow both banner and A-frame signs or just banner signs, since the ordinance allows Attended Portable Signs that are 3'x2' – 6 sq. ft.
2. Size of banner and A-frame signs
 - 16 square feet for single business
 - 32 square feet for multiple businesses in one structure.
3. Window signs an additional 25 percent of window area.

Text Revision

21A.46.180 Construction Impact Area Mitigation Signs:

- A. Purpose: The purpose of this section is to designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity. Additional temporary signage for impacted businesses will benefit local neighborhoods and the city as a whole by promoting business identity and informing the public of continued business operations while demolition and construction activity is ongoing.
- B. Nonpublic Forum: In allowing limited temporary signage in certain designated locations, the city does not intend to create a public forum, but rather intends to create a limited or nonpublic forum for the purposes set forth herein.
- C. Definitions:
 - 1. "Applicant" means any person or organization located within a designated Construction Impact Area that makes application for a Construction Impact Area mitigation sign permit as described herein.
 - 2. "Construction Impact Area Mitigation sign" means a temporary sign that informs the public a business is open during the period of nearby construction activity.
- D. Approval Of Construction Impact Areas: In order to encourage and promote business identity during periods of construction activity, the City Council and Mayor may recognize via a public meeting, business areas that are impacted by construction activity.
- E. Authority To Display. The designation of a Construction Impact Area authorizes the City administration to develop guidelines limiting sign types, size and location for permitting temporary Construction Impact Area Mitigation signs within affected business areas.
- F. **City administration means the Community and Economic Development Director with consultation with the Planning Director, Transportation Director and City Engineer.**
- G. Construction Impact Area Mitigation Signs. Construction Impact Area Mitigation signs are subject to the following minimum standards in addition to any administrative guidelines developed for a specific Construction Impact Area:.....

Construction Impact Signs Procedure

1. Designation of Construction Impact Area by Mayor and City Council.
2. If the City wants to allow signs other than permitted in the base zoning district and allowed in Construction Impact Area Mitigation Signs section of the code, then a separate ordinance would need to be adopted to allow additional signs at that time.
3. Develop administrative design guidelines for the designated area with input from the Planning Director, Transportation Engineer, and City Engineer.
4. Sign permit application is submitted to Permits Office and forwarded to Community and Economic Development for review.

If the Planning Commission supports this concept it will be forwarded on the Attorney's Office for review and development of specific text, then forwarded to the City Council with the balance of the proposed text changes.

Request for Signs Other than allowed in Section 21A.46.180 Construction Impact Area Mitigation Signs

Process

Submit application with mailing labels of property owners within 85 feet.

Community Development Director review and forward to City Council.

City Council provides comments.

Community Development Director approves or denies application.

If approved a notice of approval sent to City Council, Community Council Chairs and owners of properties within 85' of the subject property.

Appeals must be filed within 10 days.


EXPEDITED PERMIT REQUEST	 EXPEDITED PERMIT REQUEST Sign Approval for TEMPORARY CONSTRUCTION-RELATED ACTIVITIES		<small>OFFICE USE ONLY</small> App.#: _____ Receipt #: _____ Fee Paid: _____ Date Recd: _____
	Sign(s) Installation Address: _____		Zip Code: _____
	Name of Sign Installer: _____		Phone: _____
	Address of Sign Installer: _____		
	E-mail Address of Sign Installer: _____		Cell/Fax: _____
	Name of Establishment: _____		
	Name of Property Owner: _____		Phone: _____
	E-mail Address of Property Owner: _____		Cell/Fax: _____
	Existing Use of the Premises: _____		
	Name of Applicant (if different than above): _____		Phone & E-mail: _____
<small>Please limit the size of all application materials to 11"x17".</small>			
<small>Please include the following with the application:</small>			
1. Mailing labels for all property owners within 85 feet (85') of the subject parcel, excluding streets and alleys. The name, address, and Sidwell number of each property owner must be typed or clearly printed on adhesive mailing labels. Please include a label for yourself. The cost of first class postage for each address is due at time of application. Postage stamps will not be accepted.			
2. Photographs of the building for which the signage is proposed.			
3. Drawings or photographs of the proposed signage with materials indicated. Please include details of how the sign is affixed to the building, if applicable. Material samples of the proposed sign may be requested by the Community Development Director prior to approval of the application.			
4. Elevation drawing of building with proposed signage indicated.			
5. For free standing signs such as monument or pole signs: site plan drawn to scale, indicating where the signage is to be located.			
6. A filing fee of \$25.00, plus the cost of postage, is due at the time of application.			
<small>If you have any questions regarding the requirements of this petition, please contact the Department of Community Development at 535-7105 prior to submitting this petition.</small>			
Signature of Applicant (or authorized agent): _____			
<small>County tax parcel ("Sidwell") maps and names of property owners for mailing labels are available at: Salt Lake County Recorder 2001 South State Street, Room N1600 Salt Lake City, UT 84190-1051 Telephone: (801) 458-3391</small>		<small>File the complete application at: Salt Lake City Corp. Dept. of Community Development 451 South State Street, Room 404 Salt Lake City, UT 84111 Tel: (801) 535-7105</small>	
<small>10/20/06</small>			

Exhibit 4iv
Minutes

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 315 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 25, 2008**

PUBLIC HEARING

Petition 400-08-16, initiated by the Salt Lake City Mayor—a request to amend the Salt Lake City Ordinances to facilitate an approval process for temporary construction-related activities in portions of Salt Lake City, that grants the authority to City administrative staff to allow additional temporary signage within business areas impacted by high levels of construction activity. This proposal affects business areas citywide.

(This item was heard at 10:18 p.m.)

Chair Wirthlin recognized Everett Joyce as staff representative.

Mr. Joyce gave a PowerPoint presentation.

Presentation highlights:

- Mr. Joyce stated that in the Sugar House business district, where there was demolition and construction a lot of surrounding businesses might be impacted by this type of activity. He noted that this would be effective on the 2100 South corridor and on 1100 East and Highland Drive. He noted that he added a text change to the ordinance, changes are underlined:
- 21A.46.180 Construction Impact Area Mitigation Sign:
 - A. Purpose: The purpose of this section is to designate the use of certain temporary signs deemed necessary to offset the impact of building demolition activity and/or construction activity. Additional temporary signage for impacted businesses will benefit local neighborhoods and the city as a whole by promoting business identity and informing the public on continued business operations while demolition and construction activity is ongoing
 - B. Nonpublic Forum: In allowing limited temporary signage in certain designated locations, the city does not intend to create a public forum, but rather intends to create a limited or nonpublic forum for the purposes set forth herein.
 - C. Definitions:
 - 1. "Applicant" means any person or organization located within a designated Construction Impact Area that makes application for a Construction Impact Area mitigation sign permit as described herein.
 - 2. "Construction Impact Area Mitigation sign" means a temporary sign that informs the public a business is open during the period of nearby construction activity.
 - D. Approval of Construction Impact Areas: In order to encourage and promote business identity during periods of construction activity, the City Council and Mayor may recognize via a public meeting, business areas that are impacted by construction activity.
 - E. Authority to Display: The designation of a Construction Impact Area authorizes the City administration to develop guidelines limiting sign types, size and location for permitting temporary Construction Impact Area Mitigation signs within affected business areas.
 - F. "City administration" means the Community and Economic Development Director with consultation along with the Planning Director, Transportation Director and City Engineer.
 - G. Construction Impact Area Mitigation Signs. Construction Impact Area Mitigation signs are subject to the following minimum standards in addition to any administrative guidelines developed for a specific Construction Impact Area...
- Mr. Joyce stated that for a single business, banner or a-frame signs would be allowed, the allowable size would be sixteen (16) square feet; multiple businesses would be allowed a banner or A-frame that was thirty-two (32) square

feet. He noted that window signs could be twenty-five (25) percent of the window which was listed in the ordinance now. He noted that other types of signs that were permitted, and were already in the ordinance, were tented portable signs, which were three by two feet in size, public, special events, or public necessity signs. He stated that there were a lot of criteria for how public necessity signs were put in place. He inquired of the Commission if the sixteen and thirty-two foot signs, and the twenty-five percent allowable window signs—were the sizes they wanted to pass onto the City Council.

Mr. Joyce stated that when this area was created by Mayor Becker and the City Council, these signs would be permitted, what had also been discussed was the option of having an administrative process that would allow other types of signs in business areas that were impacted—that process would involve submitting an application, for the CED Director to review and then forward them onto the City Council. He noted that if this was approved, notice would go out to the Community Councils and property owners within 85 feet, and they would have ten days to protest it—this process was not approved yet and Mr. Joyce noted that he had not recommended it himself because it made the process ambiguous, if there was a real need for this an ordinance could be created. He noted that if the Commission did want this he could forward language to the City Attorney for review.

Vice Chair Woodhead inquired about subsection D under the proposed text revision, and wondered why this much political process was needed to determine this, and why it could not be an administrative decision by the CED Director, because it seemed that by the time this process happened it would be too late.

Mr. Joyce noted that it was a public meeting, not a long process that involved a hearing; it would function like a temporary ordinance. He noted that there was not a way to map all of areas where this could be used, or which zoning districts would allow for this.

Vice Chair Woodhead stated that it seemed to make more sense to make a petition to the CED Director, with some sort of notice.

Mr. Joyce stated that he was not sure if that could be done, the City attorney would have to answer that.

Chair Wirthlin inquired about the proposed text F, 5 which read, *[the] Duration of display period is up to six months from building permit issuance and is intended to terminate coincidentally with the end of the construction impact. Administrative renewal of a permitted temporary sign is limited to six month periods.* He inquired why the word *intended* was used, it seemed to be really loose language, he stated that it would make more sense to use the work *shall*.

Mr. Joyce stated that was in there to give a sense of what this ordinance was for, it was setting it up to be allowed in six month increments, so the construction activity may be close to being finished, but some business were still being impacted and they still might need to have the signs.

Commissioner Scott inquired about G, 2 and 3 in the proposed text:

2. *Signs on sidewalks should not preclude normal pedestrian passage and should not be located such that they block more than half of the clear walking width or leave less than four feet of passage width to maintain accessibility.*
3. *Signs in the public right-of-way cannot be placed in a manner that they preclude drivers on driveways trying to enter the street from having sufficient sight ability of oncoming traffic to enter the street safely.*

She noted that Mr. Joyce had talked about intersections, but this did not make it into the proposed text, and she inquired if that could be added.

Mr. Joyce noted that he could add that to G 3.

Commissioner Scott noted that in G 2, the passage of four feet seemed slim.

Mr. Joyce noted that a little over three feet was the minimum requirement, and the recommendation came from the City Transportation Department.

Chair Wirthlin opened up the public hearing portion of the petition.

Exhibit 5
Original Petition

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 6/6/08

Date Sent to City Council: 6/6/08

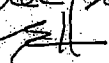
TO: Salt Lake City Council
Jill Remington-Love, Chair

DATE: June 6, 2008

FROM: Mary De La Mare-Schaefer, Community &
Economic Development Department Interim Director



RE: A Temporary Zoning Regulation Regarding Temporary Signage in the Sugar House
Business District

rec 6/6/08


STAFF CONTACTS: Everett Joyce, Senior Planner, at 535-7930 or
everett.joyce@slogov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public
Hearing

DOCUMENT TYPE: Ordinance

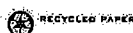
BUDGET IMPACT: None

DISCUSSION:

Issue Origin: During recent months, building demolition and construction activities have sparked numerous public discussions regarding impacts to businesses within the Sugar House Business District, particularly in regard to automobile and pedestrian traffic, on-street parking, and safety issues. As with Downtown construction activities, the Administration has determined that it is in the City's best interest to take a pro-active approach to addressing construction impacts. To that end, the Administration is proposing a temporary zoning ordinance to facilitate expedited approval of temporary signage requests resulting from construction-related activities in the Sugar House Business District.

Analysis: It is in the City's best interest to take a proactive approach to addressing construction impacts that result from major construction activities. In 2006, an ordinance was adopted to formalize an expedited permitting process for a limited scope of temporary construction-related activities in the Downtown area. Currently, significant development activities are also impacting

451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-7105 FAX: 801-535-6005
WWW.SLCCED.COM



the Sugar House Business District. Therefore, the Administration recommends that an temporary ordinance to enable administrative approval of temporary construction-related signage be implemented in the Sugar House Business District. Under the proposed temporary ordinance, administrative decisions regarding temporary signs could be appealed to the Planning Commission. The proposed ordinance would expire three months from its effective date, unless it is previously amended, modified, or repealed.

The Administration is currently working on a City-wide ordinance that would enable areas of the City to be designated for temporary signage, based on a recommendation by the Mayor and approval of the City Council in an open public meeting. Staff anticipates bringing this proposed ordinance revision to the City Council within two months, prior to the expiration of the ordinance herein proposed.

Master Plan Considerations: *City Vision and Strategic Plan*, adopted in 1993, states as a goal that the City should "Develop business friendly licensing and regulatory practices." This temporary ordinance is consistent with this goal.

PUBLIC PROCESS:

The Planning staff has scheduled a presentation to the Salt Lake City Business Advisory Board on June 11, 2008, regarding this temporary zoning ordinance. Staff will also be holding an Open House, on June 19, 2008, regarding the City-wide ordinance prior to presenting it to the Planning Commission on June 25, 2008.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards which should be analyzed prior to rezoning property (Section 21A.50.050 A-E).

Remarks:

Petition No: **400-08-16**

By: **Salt Lake City Mayor's Office**

Zoning Text Amendment for Signage for Temporary
Construction-Impact Mitigation Signs

Date Filed: 06/02/2008

Address: Citywide

**COMMUNITY DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No and Basic Information: Petition 400-08-16, initiated by the Salt Lake City Mayor, requests amendment to the Salt Lake City Ordinances to facilitate approval processes for temporary construction-related activities in portions of Salt Lake City, that grants the authority to city administrative staff to allow additional temporary signage within business areas impacted by high levels of construction activity.

Date: July 14, 2008

Supervisor Approval: Cheri Coffey 7/21/08

Division Director Approval: _____

Contact Person: Everett Joyce

Phone No. 535-7930

- Initiated by
- City Council Member
 - Property Owner
 - Board / Commission
 - Mayor
 - Other

Contact Person
Esther Hunter 535-7217

Completed Check List attached:

- Alley Vacation
- Planning / Zoning
- Federal Funding
- Condominium Conversion
- Plat Amendment
- Other

Public Process:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Council (s) | <input checked="" type="checkbox"/> City Web Site |
| <input checked="" type="checkbox"/> Public Hearings | <input type="checkbox"/> Flyers |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Formal Notice |
| <input type="checkbox"/> Historic Landmark Commission | <input type="checkbox"/> Newspaper Advertisement |
| <input type="checkbox"/> HAAB review | <input type="checkbox"/> City Television Station |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> On Location Sign |
| <input type="checkbox"/> City Kiosk | <input type="checkbox"/> City Newsletter |
| <input checked="" type="checkbox"/> Open House | <input type="checkbox"/> Administrative Hearing |
| <input type="checkbox"/> Other | |

Compatible with ordinance: Specific Citations: Amendments to the Zoning Ordinance text are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section

21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 4 of the Planning Commission Staff Report (see Attachment A).

Modifications to Ordinance: Modify Section 21A.46 Signs Chapter of the Salt Lake City Zoning Ordinance.

Approvals / Input from Other Departments / Divisions

<u>Division</u>	<u>Contact Person</u>
<input checked="" type="checkbox"/> Airport:	David Miller
<input checked="" type="checkbox"/> Attorney:	Paul Nielson
<input type="checkbox"/> Business Licensing:	
<input checked="" type="checkbox"/> Engineering:	Craig Smith
<input checked="" type="checkbox"/> Fire:	Ted Itchon
<input type="checkbox"/> HAND:	
<input type="checkbox"/> Management Services:	
<input type="checkbox"/> Mayor:	
<input type="checkbox"/> Parks:	
<input checked="" type="checkbox"/> Permits / Zoning:	Larry Butcher
<input type="checkbox"/> Police:	
<input type="checkbox"/> Property Management:	
<input type="checkbox"/> Public Services:	
<input checked="" type="checkbox"/> Public Utilities:	Jeff Niermeyer
<input checked="" type="checkbox"/> Transportation:	Barry Walsh
<input type="checkbox"/> RDA:	
<input type="checkbox"/> Zoning Enforcement	

PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2008 06/02	EM	CC		Petition Delivered to Planning
6/2/08	EM	CC		Petition Assigned to <u>Everett Joyce</u>
6/25/08	EM	CC		Planning Staff or Planning Commission Action Date
7/1/08	EM	CC		Transmittal Cover Letter Followed Template (margins, headings, returns etc)
7/1/08	EM	CC		Table of Contents
7/1/08	EM	CC		Chronology
				Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold –(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached
7/14/08	EM	CC		Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
7/14/08	EM	CC		Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
7/11/08	EM	CC		Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
6/20/08	EM	CC		Planning Commission Staff Report
7/11/08	EM	CC		Planning Commission Minutes and Agenda
7/11/08	EM	CC		Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.)
				Date Set for City Council Action: _____ Petition filed with City Recorder's Office