



Project #14-019

**Logan Self Storage EMD Sign & Code Amendment
1095 North 600 West;
TIN# 05-050-0018**

REPORT SUMMARY...

Project Name: Logan Self Storage & Code Amendment
Proponent/Owner: YESCO / Logan Self Storage LLC
Project Address: 1095 North 600 West
Request: Design Review Permit & Code Amendment
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial / Legislative
Hearing Date: May 8, 2014
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **Deny** a Design Review Permit and make a recommendation to the City Council to **Deny** a Code Amendment for Project #14-019, Logan Self Storage EMD Sign & Code Amendment, for the property located at *1095 North 600 West*; TIN #05-050-0018.

Land use adjoining the subject property

<i>North:</i>	IP: Vacant Land	<i>East:</i>	NR/MR Residential Uses
<i>South:</i>	IP: Vacant Land	<i>West:</i>	IP: Vacant Land

Request

The proposed request is to amend the Land Development Code (LDC) to allow Electronic Message Display (EMD) signs within 300' of residential zoned properties on the condition that the EMD sign be turned off between the hours of 10:00 PM and 6:00 AM. The request also includes a Design Review Permit for a new monument EMD sign for Logan Self Storage at 1095 North 600 West.

Zoning

Logan Self Storage was constructed in 2001 under Industrial zoning standards. In 1972 the area was annexed into City limits as a Manufacturing zone. In the year 2000, the zoning designation was changed to Industrial and has remained that way until the present date.

The area across 600 West Street to the east was partially annexed into the city in 1972 and fully annexed in 1983. The area was originally zoned as Manufacturing and R3, but in 1995 entirely changed to R3. In 2000 the area was zoned MRM and SFR. Current zoning is MR-12 and NR.

Code Amendment

Currently LDC 17.40.160.B.3 prohibits EMD signs within 300 feet of neighborhood residential zoning. The request is to amend the LDC to allow an EMD sign to encroach into the 300 feet setback to residential zoning if the EMD sign is turned off between the hours of 10:00 PM and 6:00 AM.

EMD Sign

The Land Development Code (LDC) Section 17.40.030.B2 allows EMD monument signs to be a maximum of thirty-two (32) SF for projects of this size and not more than 66% of the total sign area. Monument signs in the IP zoning district may be a maximum of eight (8) feet tall and no more than 72 SF of total sign area. The proposed sign is approximately 62 total square feet with an EMD portion situated near the bottom of the sign at 23 square feet in size. If the code

amendment proposal is successfully adopted, the EMD sign complies with the current regulations in the LDC.

Sign Operations & Brightness

LDC Section 17.40.160 regulates the operation of EMD signs. These regulations include elements such as, type of advertising, transitions, scrolling, frame effects, dwell time, video, animation, and sign brightness.

Staff Summary

EMD signs are becoming more and more prevalent as technology advances and pricing becomes more obtainable. Commercial developments and businesses will most likely continue to utilize EMD signage in their efforts to attract more attention. The City has debated the appropriate level of regulation for EMD signs several times over the last few years, the most extensive being a specially formed committee in August of 2012. The outcome of this committee and process has merit in and of itself, because it shows how interest groups with differing agendas came together and reached a compromise that became the accepted standard. By amending the EMD sign code as requested now, it in some ways undermines the efforts of this committee.

The applicant requesting this amendment has indicated that the negative impacts of EMD signs will be mitigated by turning the sign off during the hours of 10:00 PM and 6:00 AM, but darkness in winter months falls around 6:00 PM. Even during daylight hours, the idea of an EMD sign animating, scrolling and flashing within sight of a home challenges one's quality of life. Over the past several years, staff has worked on better buffering and transition techniques to minimize the negative impacts of commercial and high density development from adjacent lower density residential uses. EMD signage should factor into this effort, because of its more aggressive style of advertisement and attention getting movements. Staff's recommendation is that traditional residential properties, those that are not developed in a vertical mixed-use pattern, should not have to be subjected to the visual impacts of EMD signage.

PUBLIC AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/20/2014 and the Utah Public Meeting website on 4/18/2014. Public notices were mailed to all property owners within 300 feet of the project site on 4/21/2014.

RECOMMENDED FINDINGS FOR DENIAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. Even with the signage turned off between the hours of 10:00 PM and 6:00 AM, the EMD sign will negatively impact residential homes during the daytime and evening hours within sight and in proximity of 300 feet from the sign because of brightness levels, animation, scrolling and other movement allowances.
2. The proposed project negatively impacts adjacent residential neighbors and does not sufficiently buffer or transition Industrial uses because light movement reflecting onto residential structures and into windows will be a nuisance to the occupants inside the home as well as areas in their yards.
3. The proposed project is not compatible with existing land uses and zoning regulations and contradicts the outcome and code adoption of the City of Logan's EMD steering committees effort in August of 2012.

RECOMMENDED CONDITIONS OF APPROVAL (Contingent on the Code Amendment Approval by the Municipal Council)

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. The monument sign is approved at no larger than 72 SF with an EMD portion no larger than 32 SF.
3. Contingent on the Code Amendment request passing as proposed, the EMD portion of the monument sign shall be completely turned off between the hours of 10:00 PM & 6:00 AM.
4. No off premise advertising shall occur on any portion of the sign.
5. The EMD sign transitions, frame effects, dwell time, operational characteristics shall comply with LDC §17.40.160.
6. The following transitional effects are prohibited: flashing, blank white transitions, blinking, starbursts and any frame effect not listed as permitted in 17.40.160.C.
7. Each message/ advertisement (spot) displayed on the EMD shall have a dwell time of a minimum of three (3) seconds.
8. Brightness levels shall not exceed the illumination standards indicated in 17.40.160.C.6.
9. This EMD sign and any other permanent commercial signage proposed on this property shall obtain a sign permit from the Department of Community Development prior to installation. Exact sign measurements, both existing and proposed shall be reviewed for compliance. The sign permit shall be issued as per LDC 17.40.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

2. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
4. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
5. The proposed project is compatible with existing land uses and zoning regulations for Commercial zones.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 4-4-14	Received By	Receipt Number	Zone IP	Application Number PC 14-019
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Logan Self Storage (EMD Code Amendment)				
PROJECT ADDRESS 1095 N 600 West			COUNTY PLAT TAX ID # 05 - 050 - 0018	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) YESCO Agents: Deanne Leatherman - 801-464-6466 Ben Olsen - 801-814-0874				MAIN PHONE #
MAILING ADDRESS 1605 So. Gramercy Rd.		CITY SLC	STATE UT	ZIP 84104
EMAIL ADDRESS dleatherman@yesco.com bolson@yesco.com				
PROPERTY OWNER OF RECORD (Must be listed) Logan Self Storage LLC				MAIN PHONE #
MAILING ADDRESS 4700 So. Highland Drive		CITY SLC	STATE UT	ZIP 84117
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Conditional Approval for EMD Code Amendment for EMD allowance - See Attached				Total Lot Size (acres)
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent Deanne Leatherman	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

**mc Workshop: may 20
mc hearing: June 3**



1605 South Gramercy Road
Salt Lake City, Utah 84104

801-487-8481 Telephone

UT Contractor's License No. 7232280-5501

Logan City

We are proposing an ordinance change for EMDs located within 300' of a Residential Zoning District. The current ordinance does not allow EMDs within 300' of a Residential Zone.

Cities rarely receive complaints about the fact that there is an EMC on the sign (this excludes the few people; every city has at least one, that literally complain about everything). The complaints are usually directed to the usage and the lighting effect of the EMD at night. This can be addressed by limiting the night time use of the EMD. Therefore we are proposing the following changes to the Sign Ordinance:

Ordinance #17.40.060 Item B.3

→ EMD's located in the COM, CS, TC and IP Zoning Districts and within 300' of a Residential Zoning District are only allowed when the EMD will be turned off during the hours of 10:00 PM to 6:00 AM.

We feel that this change would allow a business located near a Residential Zone the opportunity to use this very effective advertising tool without being a distraction to the nearby residents that are trying to sleep. Therefore we respectfully ask that you approve this change to the ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Deanne Leatherman".

Deanne Leatherman

Young Electric Sign

SCALE OF WORK

INTERNALLY ALUMINATED ONE MONUMENT SIGN W/ CABINET
(STANDARD 2 PART EXTENSION) / GRAPHIC FACE & 20mm
ELECTRONIC MESSAGING UNIT.



Rocky Mountain Region

1550 South Lake City Blvd
Salt Lake City, UT 84119
801-487-5451

Denver
3700 Julie St.
Denver, CO 80229
303-775-9933

2013 YESCO LLC
www.yesco.com

PERMITTING SIGN AREA: 52.5714'
FINAL ELECTRICAL YESCO CONNECTION BY:

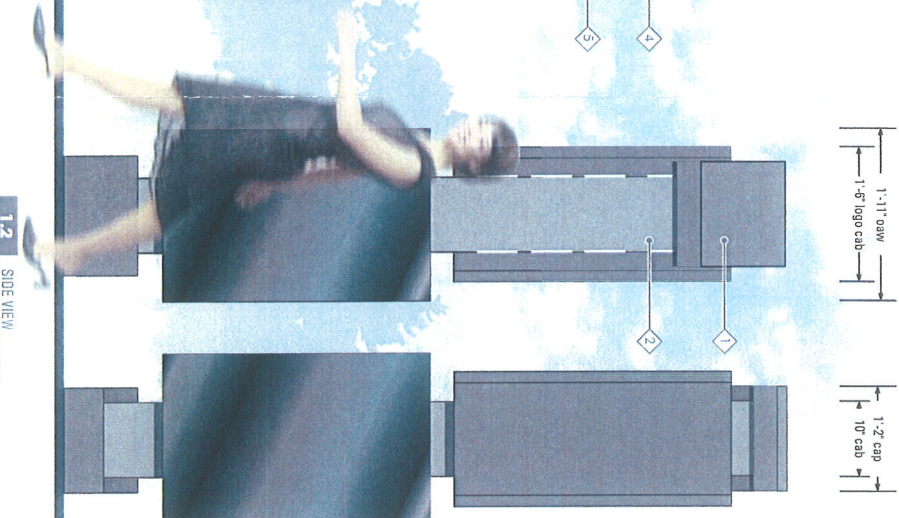
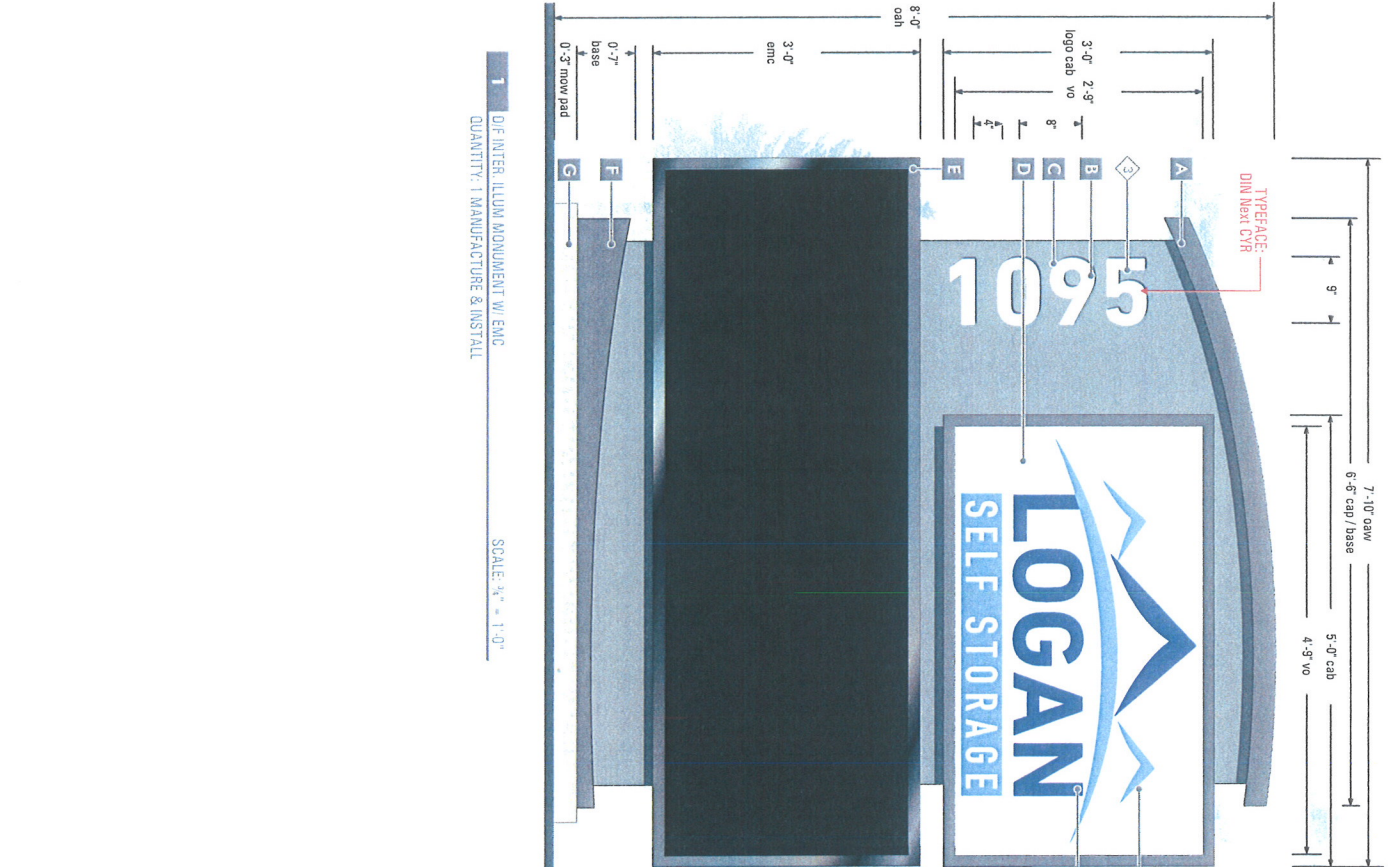
FABRICATION SPECIFICATIONS

A	CAP	MATERIAL	ALUMINUM
		PAINT	SHERWIN WILLIAMS # S21510
		FINISH	SATIN
B	F.C.O.	MATERIAL	ALUMINUM
		FINISH	SHERWIN # S21510
		PAINT	SHERWIN # LVT-5095140-MA-A
		FINISH	SATIN
		STAND-OFF	FLUSH
C	CABINET	MATERIAL	ALUMINUM
		PAINT	SHERWIN # S21585
		FINISH	SATIN
D	CABINET	PRODUCT	STANDARD EXTENSION W/ FILLER
		SIGN BODY	2 PART SINGLE FACE
		DEPTH	4"
		LIGHTING	LED
		PAINT	SHERWIN #
		FINISH	SATIN
		TYPE	2-PART RETAINER
		RETAINER SIZE	1 1/2" x 1 1/4"
E	EMC	PIXEL SPACING	20mm
		MATRIX SIZE	60x112 NON-STRUCTURAL
		FINISH	FLUORON
		COMMUNICATION	CAT 5
		HIGHEST COMPUTER	N/A
		REMOTE COMPUTER	INTERNAL COMPACT PC
		TEXT HEIGHT	5.7" CHARACTERS (5 LINES)
		CHARACTERLINE	22 CHARACTERS PER LINE
		VIDEO CAPTURE	NONE
		GRAPHICS SOFTWARE	YES/NO
		TRAINING	ONLINE
		MEDIA SERVICES	START UP PACKAGE 5 ANIMATIONS
F	BASE	MATERIAL	ALUMINUM
		THICKNESS	3"
		PAINT	SHERWIN # S21510
		FINISH	SATIN
G	MOV PAD	MATERIAL	CONCRETE
		THICKNESS	3"
		PRECAST	CONCRETE
		FINISH	N/A

ELECTRICAL

1	PAINT	SHERWIN WILLIAMS # S21510
2	PAINT	DARK GREY
3	PAINT	SHERWIN WILLIAMS # S21585
4	PAINT	SHERWIN WILLIAMS # LVT-5095140-MA-A
5	PAINT	CLARE WHITE
6	WVNT	3M # 3630-317
7	WVNT	3M # 3630-157
8	WVNT	3M # 3630-157
9	WVNT	SULTAN BLUE

NOTE: UNLESS OTHERWISE NOTED, THE COLOR SPECIFIED ON THIS DRAWING IS THE COLOR OF THE MATERIAL AS SUPPLIED BY THE MANUFACTURER. THE COLOR OF THE MATERIAL AS SUPPLIED BY THE MANUFACTURER MAY VARY FROM THE COLOR SPECIFIED ON THIS DRAWING DUE TO VARIATIONS IN THE MANUFACTURING PROCESS.



1.2 SIDE VIEW

1 D/F INTER. ALUM. MONUMENT W/ EMC
QUANTITY: 1 MANUFACTURE & INSTALL
SCALE: 1/4" = 1'-0"

DATE	REVISION	25/08/2014
BY	DESIGNED BY	AMC/CMC
DATE	REVISION	25/08/2014
BY	DESIGNED BY	AMC/CMC
DATE	REVISION	25/08/2014
BY	DESIGNED BY	AMC/CMC

THIS IS A SIGN SPECIFICATION. YESCO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS A GUIDE ONLY. YESCO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS A GUIDE ONLY.

DATE SPECIFIED: 01/15/2014
LARRY S. COHEN
BEN OLSON

LOGAN SELF STORAGE
0055 N. 800 W
LOGAN, UT

47398 R2

PC 14-019

pt. NE⁴ Section 29
pt. NW⁴ Section 28 Township 12 North Range 1 East

05-050

Scale 1 Inch = 200 Feet

TAX UNIT 27

-2-

BLOCK 4, PLAT "D" LOGAN FARM SURVEY

