

**WOODS CROSS PLANNING COMMISSION MEETING  
DECEMBER 19, 2006**

**MEMBERS PRESENT:**

David C. Hill, Chairman  
Jennifer Bassarear  
Anne Blankenship

Brent Page  
Gary Sharp  
Ryan Westergard

**STAFF PRESENT:**

Tim Stephens, Community Development Director

**VISITORS:**

Monica Collard - Allied Sign Company

**PLEDGE OF ALLEGIANCE:**

David Hill

**MURDOCK FREEWAY ORIENTED SIGN CONDITIONAL USE REQUEST**

Mr. Stephens explained that Murdock Chevrolet is proposing a freeway oriented sign which requires a conditional use permit. Freeway oriented signs can be 500 square feet in size and can be 35 feet in height measured from the grade of the freeway, but can not exceed 65 feet in height. To keep within the 500 square foot limit, Murdock will be removing their used car product sign. The drawings submitted by Murdock show an estimated 8-foot grade difference between I-15 and the sign site. The sign will have a large message center, which is presently permitted by the ordinance.

Staff recommends approval of the sign with the following conditions:

1. The applicant will need to demonstrate that the total area of the three signs will not exceed 500 square feet
2. The applicant will need to shoot the actual grade of the interstate and sign site and provide that information with the building permit. This information will determine the final sign height.
3. The closest residential area is just slightly over 300 feet from the sign site across the interstate. The sign will not point toward the residential area; however, message center signs tend to be bright, and the Commission should consider a condition that would require the applicant to meet with the Planning commission to mitigate unintended impact to the residential should that occur. One way the City has handled lighting problems in the past is to require the sign to be turned off between the hours 11 p.m. and 6 a.m.

Monica Collard, a representative of Allied Sign Company who will be building and installing the sign, indicated that the sign will be a full video sign and will display

Murdock Chevrolet commercials and pictures of happy customers with their new cars. The sign will not be bright and flashy as reader board type signs are.

Commissioner Blankenship moved to approve the conditional use request for a freeway oriented sign and message center for Murdock Chevrolet at 2375 South 625 West with the following conditions:

1. The applicant demonstrate that the total signage area of the three signs will not exceed 500 square feet.
2. The applicant will ascertain the exact measurement of the grade so the sign height can be determined.
3. Should the sign lighting negatively impact the surrounding area, the applicant will meet with the Planning Commission to mitigate the issue.

Commissioner Page seconded the motion and the motion carried.

### **ADJOURNMENT**

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 6:45 p.m.

---

David C. Hill, Chairman

---

Marcee Morris, Secretary