

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Special Meeting at 7:00 p.m. on Monday, August 25, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Consideration of the Arby's Conditional Use Permit Located in the CN zoning.
- b) Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land Use and Management Code.

AGENDA

1. Consideration of the Arby's Conditional Use Permit Located in the CN zoning.
2. Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land Use and Management Code.
3. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/82501957330>

Meeting ID: 825 0195 7330

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.



Grantsville City Planning Commission

**August 25, 2025
Public Hearing**

1. Consideration of the Arby's Conditional Use Permit Located in the CN zoning.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing **on August 25, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on **the consideration of the Arby's Conditional Use Permit Located in the CN zoning.**

You can view a copy of the agenda and packet online by 5:00 p.m. on August 15, 2025, at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than **12:00 p.m. on August 25, 2025**.

Dated this 15th day of August, 2025.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

<https://us02web.zoom.us/j/82501957330>

Meeting ID: 825 0195 7330



Grantsville City Planning Commission

**August 25, 2025
Public Hearing**

Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land Use and Management Code.

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Dated this 15th day of August, 2025.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/82501957330>

Meeting ID: 825 0195 7330

AGENDA ITEM # 1

Consideration of the proposed conditional use permit for Arby's.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



GRANTSVILLE CITY PLANNING COMMISSION STAFF REPORT

DATE: August 25, 2025

PUBLIC HEARING DATE: August 25, 2025

TO: Grantsville City Planning Commission
FROM: Shelby Moore, Planning & Zoning Administrator
APPLICANT: Cosper Investment Company
LOCATION: 497 East Main Street, Grantsville, Utah 84029
REQUEST: Conditional Use Permit (CUP) for Arby's Restaurant

1. REQUEST

The applicant, Cosper Investment Company, is requesting approval of a **Conditional Use Permit** for the construction of a new Arby's restaurant on a 0.64-acre site located at the northwest corner of Main Street and Race Street. The property is zoned **CN – Commercial Neighborhood**, where restaurants are a conditional use pursuant to Grantsville City Land Use Code §16.5.

2. BACKGROUND & APPLICATION DETAILS

- **Property Size:** 27,759 sq. ft. (0.64 acres)
- **Proposed Use:** Restaurant with drive-thru service (less than 21 seats).
- **Zoning:** CN – Commercial Neighborhood.
- **Access:** Primary access from Race Street with secondary UDOT-approved right-in/right-out access from Main Street.
- **Parking Provided:** 25 stalls, including ADA-compliant spaces.

3. CODE ANALYSIS

A. Conditional Use Permit Requirements – Chapter 7 & Utah State Code

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Local Code:

Per Grantsville City Code §7.3, the Planning Commission shall approve, approve with conditions, or deny a CUP based on whether the use:

1. Is consistent with the General Plan and zoning designation.
2. Will not be detrimental to the health, safety, or welfare of the public.
3. Provides adequate public facilities (water, sewer, storm drainage, streets).

State Law:

Utah Code Ann. **§10-9a-507** provides that a municipality **shall approve a conditional use permit if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use.**

Finding:

The proposed Arby's meets the intent of the CN zone to provide small-scale commercial uses serving nearby neighborhoods. The site design incorporates landscaping buffers, and a circulation plan that mitigates traffic conflicts. Public utilities are available and sized to serve the development.

B. CN – Commercial Neighborhood Zone Requirements – Chapter 16

- **Permitted/Conditional Use:** Restaurant is conditional in CN zone (§16.5).
- **Lot Area:** No minimum for commercial uses.
- **Setbacks:**
 - Front: 20 ft. – Met.
 - Side: 0 ft. (adjacent commercial) / 15 ft. (adjacent residential) – Met.
 - Rear: 15 ft. – Met.

C. Site Plan Review – Chapter 11

§11.3 General Requirements:

- **Ingress/Egress:** Driveways meet UDOT and City standards; right-in/right-out on Main Street per UDOT permit, full movement on Race Street.
- **Traffic Flow:** Internal circulation designed to prevent stacking into public ROW; turning analysis completed.

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- **Landscaping:** Meets minimum landscaped area requirement with irrigation system.
- **Screening:** Refuse enclosure and drive-thru screening provided.
- **Lighting:** Fixtures to be downcast and shielded, meeting §11.5 lighting standards.
- **Utilities:** Water, sewer, and storm drain connections shown; meets City engineering standards.

4. FINDINGS

1. The proposed use is listed as a **Conditional Use** in the CN zone and meets the location and operational standards of Chapter 16.
2. The Site Plan complies with Chapter 11 requirements.
3. The project meets the CUP approval criteria in Chapter 7 and Utah Code §10-9a-507, with conditions to ensure compatibility and mitigate potential impacts.

5. RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the Conditional Use Permit and Site Plan with the following conditions:

1. All development shall comply with the approved site plan and architectural plans.
2. Landscaping and irrigation shall be installed prior to occupancy and maintained thereafter.
3. Lighting shall be fully shielded and comply with §11.5.

6. RECOMMENDATION

Staff recommends APPROVAL of the Conditional Use Permit and Site Plan for Arby's Restaurant at 497 East Main Street, subject to the findings and conditions outlined above.

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CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

GRANTSVILLE ARBY'S

Grantsville City Development Review

Submittal # 4 07/30/2025

— INCORPORATED 1867 —

APPROVED
Grantsville City
Planning Department
07/30/2025

APPROVED
Grantsville City
Planning Consultant
07/30/2025

APPROVED
Grantsville City
Engineer
07/30/2025

Approved
Grantsville
Irrigation Co.
07/31/2025

APPROVED
Grantsville City
Fire Department
07/31/2025

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

497 EAST, MAIN STREET
GRANTSVILLE, UTAH

INDEX OF DRAWINGS

- 1-1 SURVEY
- C-001 GENERAL NOTES
- C-002 GRANTSVILLE CITY GENERAL NOTES
- C-003 GRANTSVILLE CITY GENERAL NOTES
- C-004 CONSTRUCTION GENERAL NOTES
- C-100 SITE PLAN
- C-100A OVERALL SITE ACCESS PLAN
- C-101 TURNING ANALYSIS PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-300 UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- C-500 DETAILS
- PP-1 PLAN AND PROFILE
- PP-2 PLAN AND PROFILE
- L-100 LANDSCAPE PLAN
- L-200 IRRIGATION PLAN
- L-300 LANDSCAPE AND IRRIGATION DETAILS

DATE PRINTED
July 29, 2025

CONTACT:
SEAN
PHONE: 303-596-6468
WWW.ENSIGNENG.COM

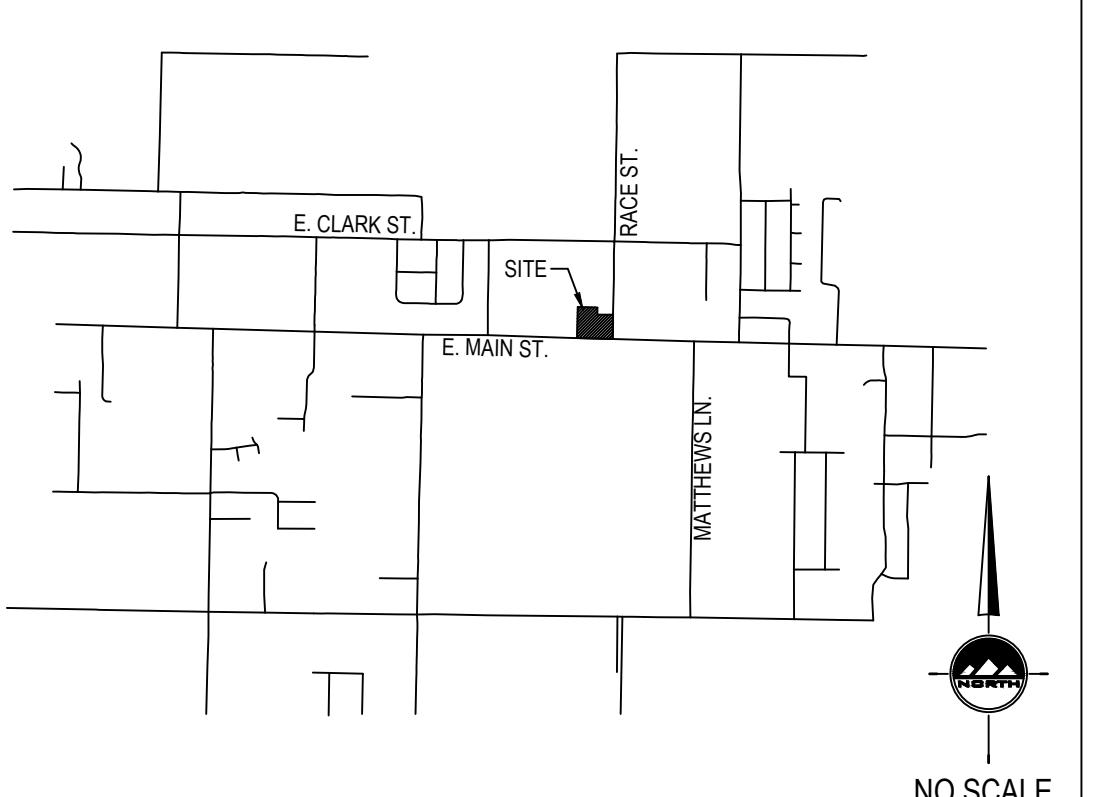
NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION - LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE & MERIDIAN ELEV. = 4295.04'.



COVER

PROJECT NUMBER: 12781A PRINT DATE: 2025-07-29
PROJECT MANAGER: B. MORRIS DESIGNED BY: P. HUNTER

C-000

49 EAST, MAIN STREET
GRANTSVILLE, UTAH 84029

FOR:
COPPER INVESTMENT COMPANY
SCOPPERARBYSCOM

CONTACT:
SEAN
PHONE: 303-596-6468

WWW.ENSIGNENG.COM

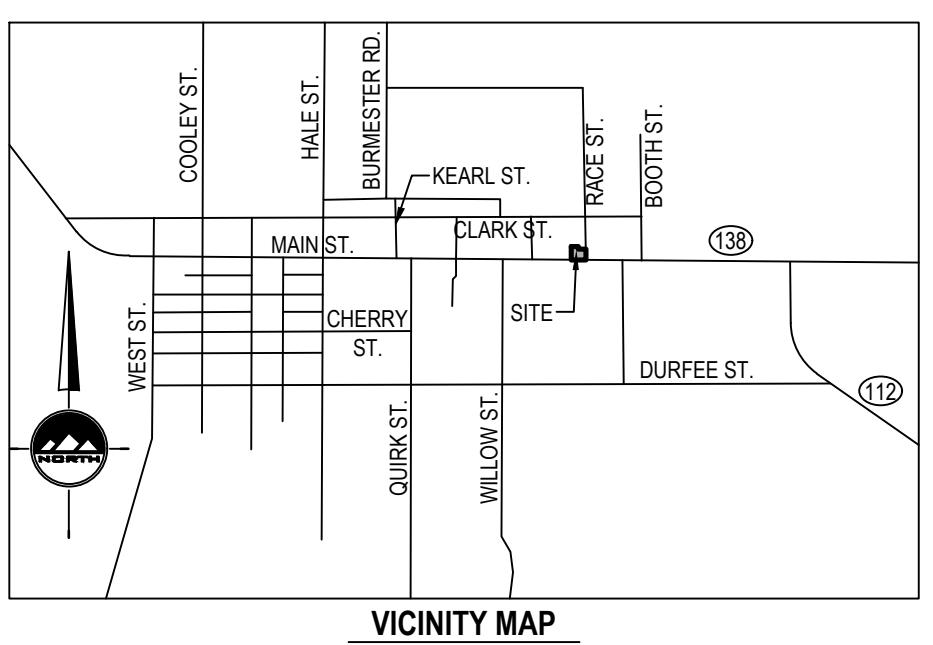


BENCHMARK
4" FLAT BRASS CAP, USGS MONUMENT ON
THE SOUTHWEST CORNER OF WILLOW AND
MAIN STREET, GRANTSVILLE, UTAH 84029
ELEV = 4295.04'

EXCEPTION NOTES

1. ITEMS 1-12, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER FILE #91692 1ST AMEND, COMMITMENT DATE: JULY 9, 2023, AT 8:00 AM ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET 5" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	EDGE OF ASPHALT
WATER VALVE	SANITARY SEWER LINE
FIRE HYDRANT	STORM DRAIN LINE
SANITARY SEWER MANHOLE	CULINARY WATER LINE
STORM DRAIN CULVERT	OVERHEAD POWER LINE
SIGN	ELECTRICAL LINE
ELECTRICAL BOX	GAS LINE
UTILITY POLE	EXISTING CONTOURS
TELEPHONE BOX	CONCRETE
GAS METER	BUILDING
TREE	PUBLIC DRAINAGE EASEMENT



VICINITY MAP

NOT TO SCALE



THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

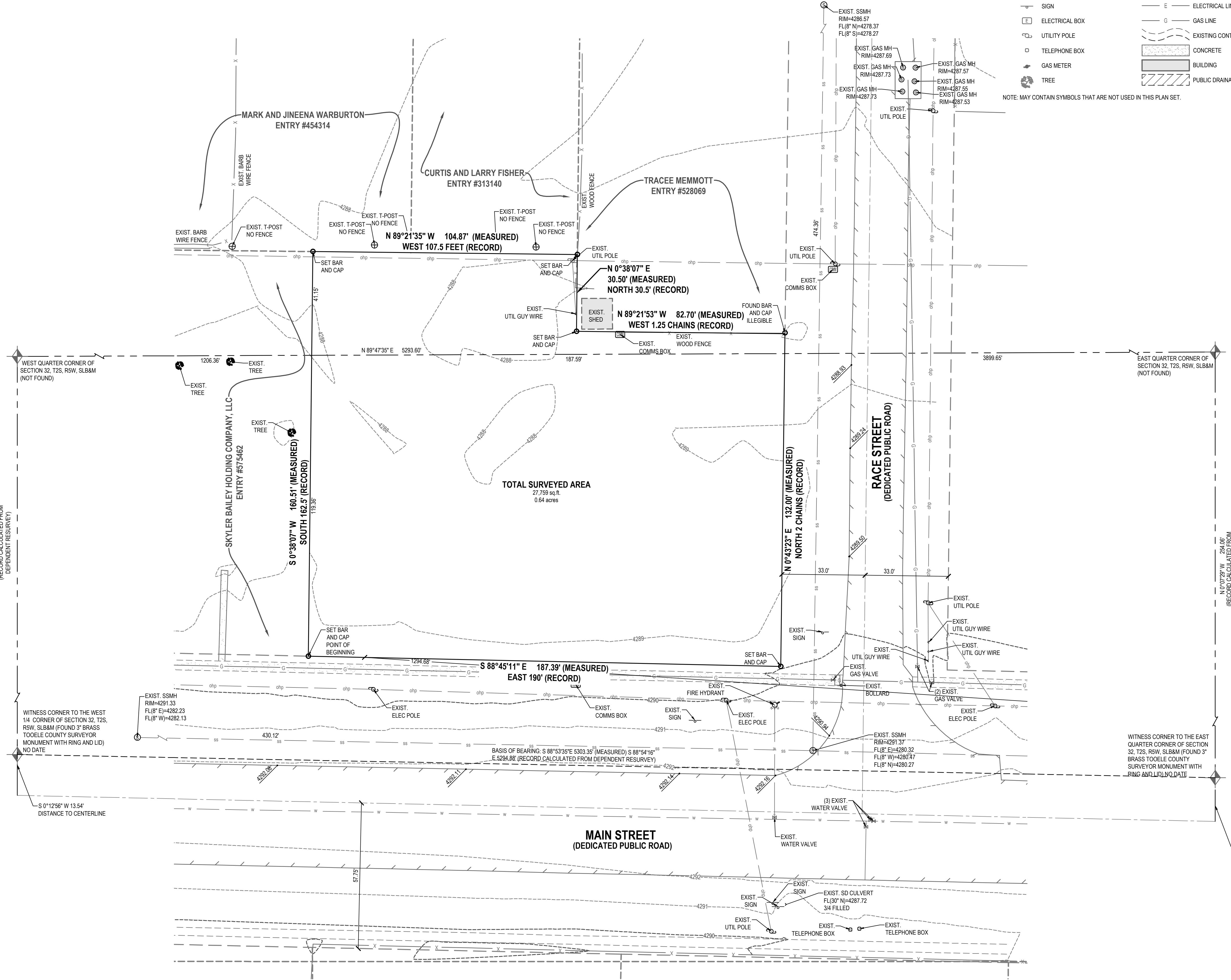
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COSPER INVESTMENT COMPANY
SCOSPERBYS@GMAIL.COM

CONTACT:
SEAN
PHONE: 303.596.6468



GRANTSVILLE ARBY'S ALTANSPS SURVEY

497 EAST MAIN STREET
GRANTSVILLE, UTAH 84029



ALTA/NSPS SURVEY

PROJECT NUMBER 12781 PRINT DATE 2023-10-27

PROJECT MANAGER D. KINSMAN DESIGNED BY T. HUSSEY

1 OF 1

811

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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

Know what's below.
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BENCHMARK

4" FLAT BRASS CAP, USGS MONUMENT ON
THE SOUTHWEST CORNER OF WILLOW AND
MAIN STREET, GRANTSVILLE, UTAH 84029
ELEV = 4295.04'

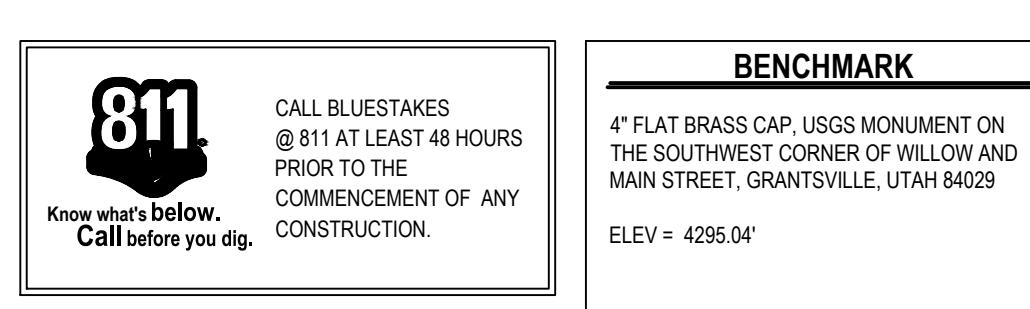
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PARKING LOT ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1C-500.
- CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2C-500.
- CONCRETE SIDEWALK PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- 24" COLLECTION CURB AND GUTTER PER DETAIL 3C-500.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 4C-500.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
- 3' WATERWAY PER DETAIL 12C-500.
- ADA RAMP PER APWA PLAN NO. 235.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- FLARED DRIVEWAY APPROACH WITH 8" THICK CONCRETE PER APWA PLAN NO. 221.1.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
- 12" WIDE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- "STOP" SIGN AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- RIGHT TURN ONLY SIGN R3-5R PER M.U.T.C.D. STANDARD PLANS AND GRANTSVILLE CITY STANDARDS.
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
- MENU/ORDER BOARD/POLE SIGN, SEE SIGN PACKAGE DRAWINGS FOR DETAILS.
- CONCRETE SIDEWALK PER APWA PLAN NO. 231.
- 30" CURB AND GUTTER PER APWA PLAN NO. 205.1.
- 30" CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A.
- OPEN CONCRETE DRIVEWAY APPROACH PER UDOT STANDARD DRAWING GW 3B.
- 7" HMA UDOT APPROVED MIX DESIGN, OVER 6" UNTREATED BASE COURSE, OVER 12" GRANULAR BARROW PER UDOT STANDARDS.
- INSTALL HANDICAP RAMP PER UDOT STANDARD DRAWING PA 5.
- RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.



Know what's below.
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SANDY
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Sandy, UT 84070
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Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

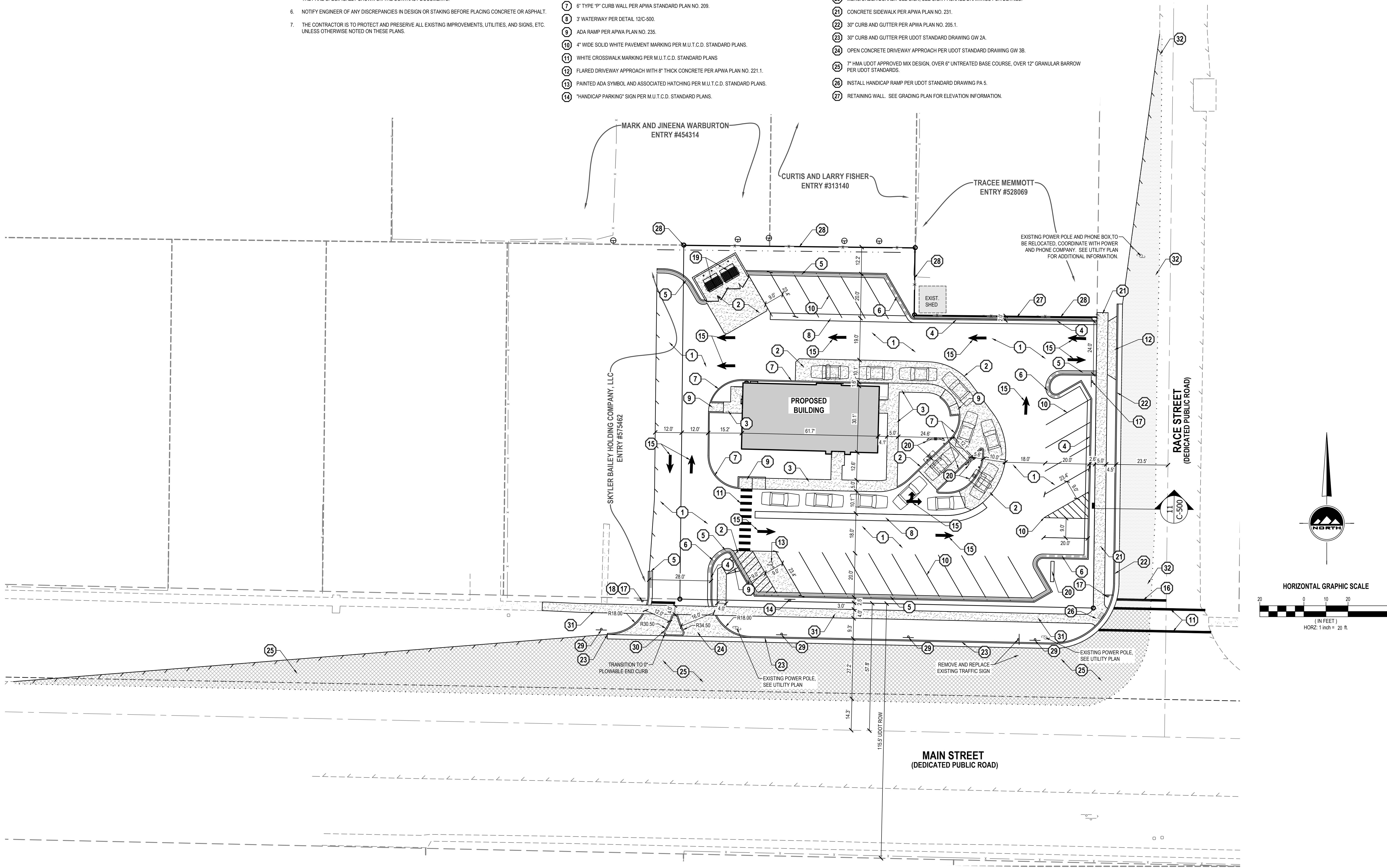
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Phone: 435.896.2983

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FOR:
COPPER INVESTMENT COMPANY
SCOPPERARBY@gmail.com

CONTACT:
SEAN
PHONE: 303-596-6468

497 EAST, MAIN STREET
GRANTSVILLE, UTAH 84029



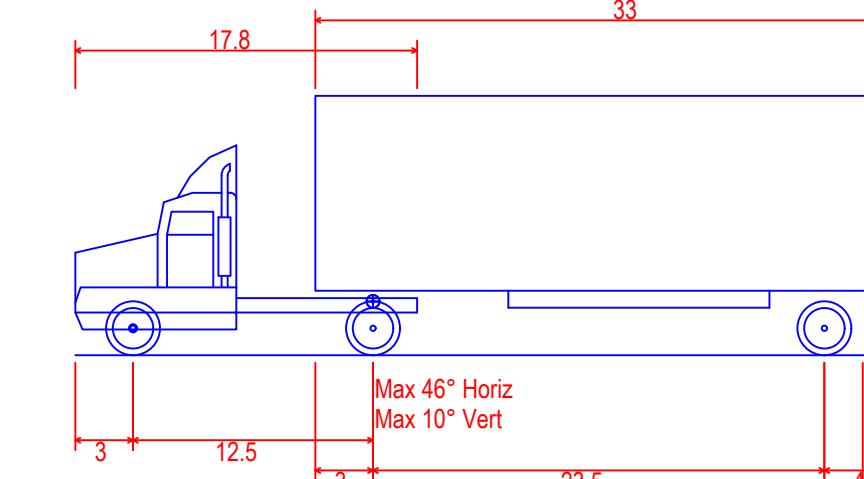
PROJECT NUMBER 12781A PRINT DATE 2025-07-29
PROJECT MANAGER B. MORRIS DESIGNED BY P. HUNTER



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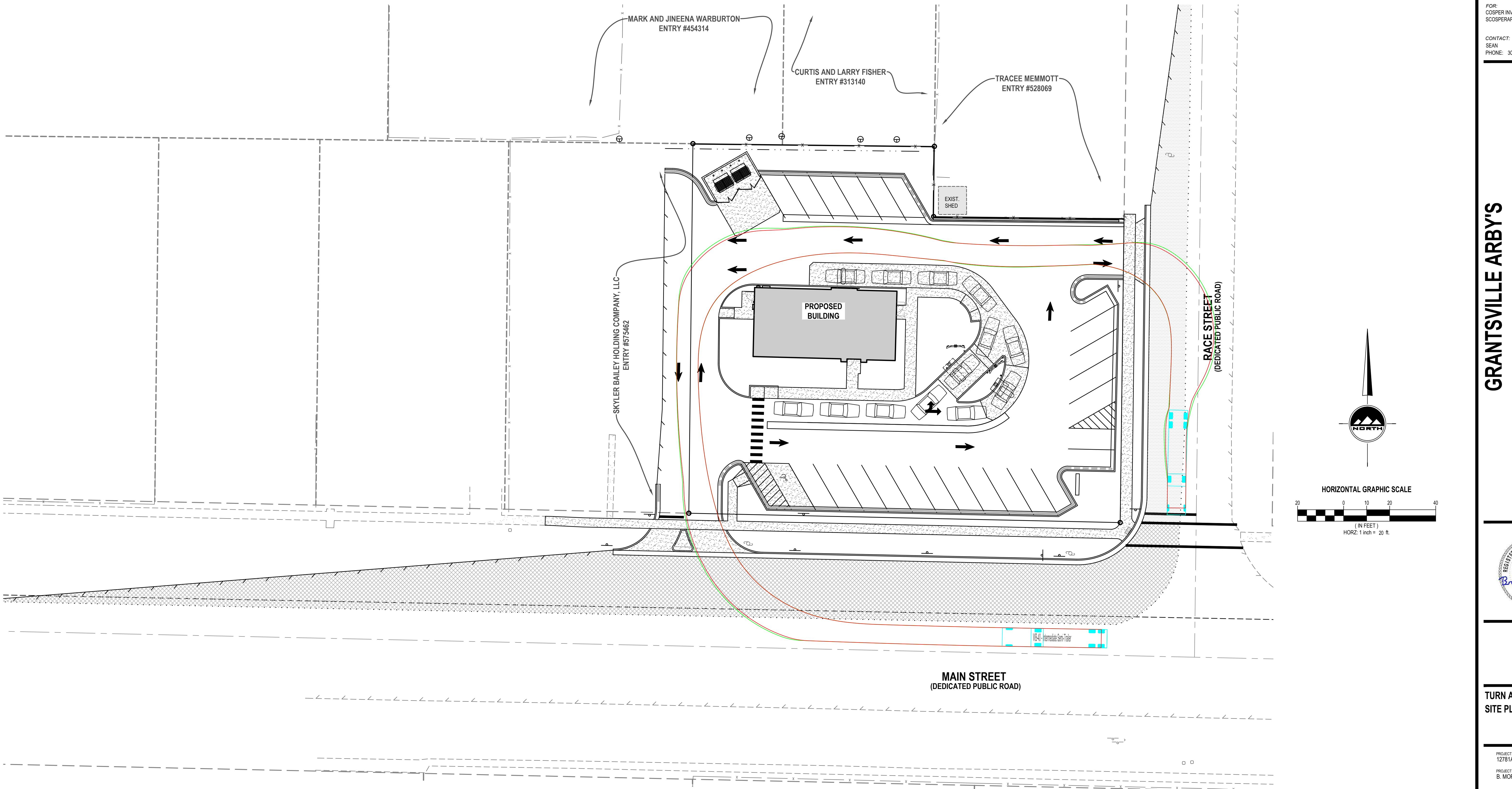
BENCHMARK

4" FLAT BRASS CAP, USGS MONUMENT ON
THE SOUTHWEST CORNER OF WILLOW AND
MAIN STREET, GRANTSVILLE, UTAH 84029
ELEV = 4295.04'



WB-40 - Intermediate Semi-Trailer

Overall Length 45.499ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.30°



FOR:
COPPER INVESTMENT COMPANY
SCOPPERARBY@gmail.com

CONTACT:
SEAN
PHONE: 303-596-6468



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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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497 EAST, MAIN STREET
GRANTSVILLE, UTAH 84029



TURN ANALYSIS
SITE PLAN

PROJECT NUMBER 12781A PRINT DATE 2025-07-29
PROJECT MANAGER B. MORRIS DESIGNED BY P. HUNTER

C-101

AGENDA ITEM # 2

Consideration of the amendments to Chapter
20 Sign Regulations

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



GRANTSVILLE CITY STAFF REPORT

DATE: August 25, 2025

PUBLIC HEARING DATE: August 25, 2025

TO: Grantsville City Planning Commission

FROM: Shelby Moore, Planning & Zoning Administrator

REQUEST: Consideration of the amendment to Chapter 20 – Sign Regulations – Electronic Messaging Boards in CN Zone

1. REQUEST

Staff is proposing an amendment to the **Grantsville City Land Use and Management Code, Chapter 20 – Sign Regulations**, to change **Electronic Messaging Boards** (EMBs) from “Not Allowed” to “Conditional” in the **CN – Commercial Neighborhood** zone.

2. BACKGROUND

Under the current sign regulations, Electronic Messaging Boards are prohibited in the CN zone. However, staff has identified circumstances where such signage could be appropriate if properly regulated, particularly for neighborhood-serving commercial uses that benefit from timely communication with the public (e.g., restaurants, service providers, small retail).

Rather than allowing EMBS outright, the proposed amendment makes them a **Conditional Use** in the CN zone. This change would give the Zoning Administrator the ability to review proposed signs on a case-by-case basis and impose conditions to ensure compatibility with surrounding properties.

3. PROPOSED CODE CHANGE

Current Table [Chapter 20 Use Table for Signs]:
Electronic Messaging Boards – CN Zone: **Not Allowed**

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Proposed Change:
Electronic Messaging Boards – CN Zone: **Conditional Use (C)**

4. REASON FOR AMENDMENT

The primary reason for moving EMBs to conditional status is to **retain control over sign size, placement, and appearance**. By requiring a Conditional Use Permit, the City can:

- Limit **overall sign dimensions** to maintain neighborhood character.
- Ensure **brightness and illumination** levels comply with dark-sky standards.
- Regulate **message change frequency** to prevent excessive distraction to drivers.
- Require **design compatibility** with the principal building and surrounding properties.

5. CODE REFERENCES

- **Chapter 7 – Conditional Uses:** Allows the City to impose reasonable conditions to mitigate potential detrimental effects of a use.
- **Chapter 20 – Sign Regulations:** Establishes size, height, and design standards for all signs and distinguishes between permitted, conditional, and prohibited sign types.
- **Utah Code Ann. §10-9a-507:** Requires municipalities to approve conditional uses if reasonable conditions can mitigate detrimental effects.

6. ANALYSIS

Staff believes allowing EMBs in the CN zone through the CUP process provides the flexibility to accommodate modern business needs while safeguarding neighborhood compatibility. The conditional use process allows the City to:

- Evaluate **proximity to residential properties** and require buffering if needed.
- Ensure **scale and proportion** are appropriate for the zone.
- Mitigate **light spillover** and glare impacts.
- Review **sign content change intervals** to reduce driver distraction.

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7. FINDINGS

1. The proposed amendment is consistent with the General Plan's goal of supporting neighborhood-scale commercial uses while preserving community character.
2. Moving EMBs to conditional status provides an effective regulatory tool for tailoring sign approvals to site-specific conditions.
3. The amendment aligns with Utah Code provisions for conditional uses, allowing approval with reasonable conditions to mitigate detrimental impacts.

8. RECOMMENDATION

Staff recommends APPROVAL of the amendment to Chapter 20 – Sign Regulations – to change Electronic Messaging Boards in the CN zone from “Not Allowed” to “Conditional Use,” based on the findings listed above.

Proposed Amendments

Chapter 20 Sign Regulations

[20.1 Purpose](#)

[20.2 Definitions](#)

[20.3 Classification Of Signs](#)

[20.4 General Requirements](#)

[20.5 Violation And Remedies](#)

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[20.7 Locations And Standards](#)

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[20.9 Signs Permitted In Agricultural, Rural Residential 5, Rural Residential 2.5, And Rural Residential 1 Zones](#)

[20.10 Signs Permitted In Residential 1-21, Residential 1-12, Residential 1-8, Multiple Residential 7, And Multiple Residential 15 Zones](#)

[20.11 Signs Permitted In Neighborhood Commercial, Commercial Shopping, General Commercial, Central Development, Light Manufacturing And Distribution, General Manufacturing, And Mining, Quarry, Sand, And Gravel Excavation Zones](#)

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[20.12 Nonconforming Signs](#)

[20.13 Penalty](#)

Amended 11/06 by Ordinance 2006-18, repealed and adopted 01/16 by Ordinance 2015-13

20.1 Purpose

The purpose of the sign regulations set forth in this chapter is intended to:

- (1) Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare of the citizens of the City of Grantsville;
- (2) Encourage signs which, by their design, are integrated with and harmonious to the buildings and sites, including landscaping, which they occupy;
- (3) Preserve the appearance of the City as a place in which to live and to work, and create an attraction to nonresidents to come to visit or trade;
- (4) Allow each individual business to clearly identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and also enhance the City character.
- (5) Safeguard and enhance property values, and protect public and private investment in buildings and open space.

20.2 Definitions

The following words and phrases whenever used in this chapter shall be construed as defined in this section:

- (1) **A-FRAME SIGN:** Any sign or structure composed of two (2) sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.
- (2) **ANIMATED SIGN:** Any sign which is designed and constructed to give its message through the flashing of or rotation of lights or figures.
- (3) **APPURtenant SIGN:** See definition of On Premises Sign Or Appurtenant Sign.
- (4) **BANNER:** A flexible sign characteristically supported by two (2) or more points. It is generally made of fabric or other nonrigid materials with no enclosing frame. Flags supported by one point are considered banners.
- (5) **BILLBOARD:** A freestanding ground sign located on real property that is designed and intended to direct attention to a business, product, service or message that is not sold, offered or existing on the property, nor specific to the property where the property sign is located.
- (6) **BUILDING FACE:** The visible outer surface of an exterior wall of a building. The area of the face of the building shall be the total area such surface, including doors and windows.

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(7) CANOPY: See definition of Marquee.

(8) DISREPAIR: A sign shall be considered in disrepair when it fails to be in the same form as originally constructed, or when it fails to perform its intended function of conveying a message. Conditions shall include, but not be limited to:

- (a) Structural pole or support failure.
- (b) Signs not being held vertically or as originally constructed.
- (c) Borders falling off or already removed.
- (d) Panels missing or falling off.
- (e) Message falling off or in disrepair such that it cannot be interpreted by the motoring public.
- (f) Signs that are overgrown by trees or other vegetation.

(9) ELECTRONIC MESSAGE CENTER: A sign with changeable copy that is controlled electronically via a remote programming device.

(10) ENTRY FEATURE SIGN: A sign that is placed at the entrance of a subdivision or other residential or commercial project as part of a distinct architectural or landscape feature that identifies the project and displays the project name.

(11) ERECT: To build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition, provided the use of the sign is not changed or altered.

(12) FLOATING SIGN: Any inflatable or floating sign or advertising device that is affixed to or displayed at a place of business. Examples are blimps, hot air balloons, and inflatable figures.

(13) FREESTANDING SIGN: Any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts or similar uprights, with or without braces. Any sign which is mounted into the ground, but has the supports to any portion of the roof of a building or structure, shall be considered to be a roof sign.

(14) FRONTAGE: The length of the sides along the street or any other principal public thoroughfare, but not including such length along an alley, watercourse, railroad, street or thoroughfare with no permitted access.

(15) LOGO SIGNS: Any sign whose single feature is a reproduction of the common recognized logo of the company and/or product.

(16) MARQUEE: Any permanent roof like structure projection beyond a building or wall, generally designed and constructed to provide protection from the weather.

(17) MONUMENT SIGN: Any on premises sign which is mounted directly to the ground having a foundation or pedestal that is at least sixty percent (60%) of the width of the actual sign structure and meeting the standards for height set for monument signs.

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(18) **MOVABLE, FREESTANDING SIGN:** Any sign not affixed to or erected into the ground.

(19) **OFF PREMISES SIGN OR NONAPPURTENANT SIGN:** Any sign which advertises products, development projects, services, or business establishments which are not located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

(20) **ON PREMISES SIGN OR APPURTENANT SIGN:** Any sign which advertises products, services, development projects, or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected.

(21) **OUTDOOR ADVERTISING SIGN:** See definition of On Premises Sign Or Appurtenant Sign.

(22) **PROJECTING SIGN:** Any sign attached to a building or structural wall and extending horizontally outward from such wall more than eighteen inches (18").

(23) **PUBLIC EVENT BANNER:** A banner pertaining to festivals or events which is installed as a temporary sign. Installation of banners across SR-138 and SR-112 are generally not permitted without special permission of UDOT and the Grantsville City Council.

(24) **PUBLIC INFORMATION SIGN:** Signs presenting travel information and signs concerning historic and scenic sites, public recreation facilities, miscellaneous instructions and warnings.

(25) **READER BOARD:** A sign with manually changeable copy such as gas station prices, school events, etc.

(26) **REAL PROPERTY:** Land or real estate, with or without structures; not goods or services.

(27) **RESIDENTIAL ZONE OR DISTRICT:** Any zone that is zoned as residential under Utah State law and the Grantsville City Land Use management and Development Code.

(28) **ROOF SIGN:** Any sign which is erected upon or over the roof or over a parapet of any building or structure.

(29) **SCENIC BYWAY:** A road that possesses outstanding scenic, recreational, historical, educational, scientific or cultural values or features. The designation can be made by federal or state agencies.

(30) **SIGN:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, association, corporation, profession, business or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade structure, which are visible from any public street, public highway or public road right of way. For the purpose of this chapter, the word "sign" does not include the flag, pennant or insignia of any nation, state, City or other political unit, or of a nonprofit organization. It shall not include, further, any official notice issued by any court, public body or officer, or directional, warning or informational sign or structure required or authorized by law.

(31) **SIGN AREA:** The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a double faced sign covering the same subject shall be computed. For signs that do not have a frame or a separate background, sign area shall be computed on the

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basis of the least rectangle, triangle or circle large enough to frame the display on one face. An electronic message center will be included in calculation of overall sign area.

(32) TEMPORARY: A period not to exceed six (6) months.

(33) TIME AND TEMPERATURE DEVICE: Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

(34) WALL SIGNS: Any sign posted, or painted upon, suspended from, or otherwise affixed to a wall, fascia, canopy, or marquee of a building located on the site to which the sign pertains.

(35) WIND SIGNS: Any propeller, whirligig or similar commercial device which is designed to flutter, rotate or display other movement under the influence of wind. This definition shall not include pennants, flags or banners.

20.3 Classification Of Signs

Every sign erected or proposed to be erected within the City shall be classified in accordance with the definitions of signs contained in this chapter. Any sign which does not clearly fall within one of the classifications shall be placed in the classification which the sign, in view of its design, location and purpose, most clearly approximates by the zoning administrator.

20.4 General Requirements

The following general requirements shall apply to all signs and outdoor advertising structures which may be erected or maintained within the City.

(1) Sign Approval: Except as otherwise provided, it shall be illegal to erect or maintain any sign or outdoor advertising structure in the City without first obtaining the approval of the City for said sign or advertising structure, the granting of which shall be based upon the provisions of this chapter. Approval shall not be required for temporary nonelectrical wall signs less than six (6) square feet in area.

(2) Permits: The approval of the City shall be evidenced by a permit issued by the zoning administrator.

(3) Animated Signs: No strobining, flashing, or rotating signs are permitted.

(4) Sound Or Emissions: No sign shall be designed for the purpose of emitting sound, smoke, or steam.

(5) Movable And Temporary Freestanding Signs: Except as otherwise provided in this chapter, all signs mounted or painted upon vehicles or trailers which are parked in any location for the purpose of calling attention to or advertising a person, place or thing. "Temporary" shall be construed to mean a period not to exceed thirty (30) days. Movable A-frame signs displaying a menu or special message in front of a place of business to be displayed during open hours of the business may be approved subject to a maximum size of thirty inches by thirty six inches (30" x 48"). Such signs require a permit and must be stored inside the place of business when not in use and shall not obstruct sidewalks or streets.

(6) Off Premises Billboard Signs And Off Premises Outdoor Advertising Structures: Off premises billboard signs and off premises outdoor advertising structures are not permitted in any location within the City of Grantsville. This does not include traffic and directional signs.

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(7) Roof Signs: Roof signs may be permitted upon approval of a design which hides all supporting members. Roof sign area will be included in the total allowed wall sign area for the wall over which the roof sign is erected. Roof signs are not permitted by right.

(8) Canopy Signs: Signs painted on or affixed to canopies which are part of the building shall be considered part of the total allowed area of wall signs for the wall from which the canopy projects. Signs painted on or affixed to canopies which are freestanding shall be considered part of the total allowable area of freestanding signs for that use. Signs suspended under canopies (marquees) which project over public rights of way shall be limited to six (6) square feet. Signs with changeable copy (reader boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces as permitted by the City so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached.

(9) Banner Signs: Banner signs will be permitted under the following conditions:

(a) Sign must be mounted or displayed on the face of a building or affixed to supporting poles or on a permanent fence in such a manner as to prevent displacement by wind or other cause. Location of banner sign must be such that safe sight distances are maintained for pedestrian and vehicular traffic.

(b) Sign may not be larger than one hundred (100) square feet.

(c) For grand opening promotions, banner signs may be displayed for sixty (60) consecutive days (only 1 such display per business location - license).

(d) For new businesses without permanent signs, a banner sign may be permitted for up to six (6) months. One six (6) month extension may be granted by the planning commission.

(e) For bankruptcy or going out of business promotions, banner signs may be displayed for sixty (60) days (only one (1) such display per business license).

(f) For all other sales and events, banner signs may be displayed for a maximum of thirty (30) days per quarter (a three (3) month period).

(g) Banner signs which become tattered, worn, or in a state of disrepair must be immediately removed, regardless of time limits. However, a replacement banner sign with the same message may be erected for the remainder of the time limit.

(10) Floating Signs: Such signs may be permitted as a temporary use for special events, sales, or similar occasions for a time period not exceeding twenty one (21) days. One such twenty one (21) day period may be approved in each three (3) month period.

(11) Illumination: Lighting fixtures used to illuminate any sign shall be mounted on the top of the sign structure and shielded to prevent the emission of light beyond the sign.

(12) Location: No sign shall be constructed or erected in such a location or manner that it obstructs or unreasonably interferes with an existing sign.

20.5 Violation And Remedies

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It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter, the City may: (1) Order the correction of the defect within ten (10) days from the date a notice is sent by the Zoning Administrator so long as the correction of the defect will bring the subject sign into compliance with the provisions of this Chapter; but

(2) If the violation cannot be brought into compliance with this Chapter, the subject sign shall be removed within ten (10) Days the date a notice is sent by the Zoning Administrator at the expense of the owner of the sign.

(3) If the owner of the sign contests the order of the City, the remedy shall be an appeal to the Grantsville Board of Adjustment.

(4) If the owner of the sign fails or refuses to remove the subject sign at the order of the City, the City may remove the sign at any time after the owner thereof exhausts their administrative remedies in relation thereto, unless otherwise ordered by a court of law. Removal by the City shall be at the expense of the owner, and the City may obtain judgment against the owner in an amount equal thereto, together with reasonable attorney fees and costs.

20.6 Exceptions

This chapter shall have no application to signs used exclusively for:

(1) The display of official notices used by any court or public body or official, or the point of notices by any public officer in the performance of a duty, or by any person giving legal notice.

(2) Directional, warning, or informational signs of a public or semi-public nature erected and maintained by an official body or public utility.

(3) Any official flag, pennant or insignia of any nation, state, city or other political unit.

20.7 Locations And Standards

All signs and outdoor advertising structures shall comply with the following location requirements:

(1) Not Obstruct, Interfere: No sign shall be erected in such a manner that any portion of the sign or its support will interfere with the use of any fire escape, exit or standpipe, or obstruct any required stairway, door, ventilator or window. No sign or its support shall create a visual obstruction nor obstruct sidewalks or streets.

(2) Sight Triangle: No freestanding or projecting sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty five feet (25') from the intersections of eight feet (3') above the curb grade, or said sign is within an area in which a building or structure is permitted by the provisions of the respective zone.

(3) Utility Clearance: No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state or rules and regulations duly promulgated by agencies thereof or by electrical utility providers. No signs shall be erected or maintained on any utility pole except by the utility company itself and the approval of City Council.

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(4) Clearance: Public, Private Walkways: No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than ten feet (10').

20.8 Sign Development Standards

(1) Monument signs are encouraged in all planned commercial and industrial zones and commercial zones located along the commercial corridor of SR-138 and SR-112.

(2) Monument signs are required in all other zones including planned developments, project entrances, historical zones, and park, church, and school sites.

(3) Wall signs shall be so placed as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within close proximity to the sign.

The area of wall sign shall be no greater than twenty percent (20%) of the total square footage of the wall where it is located. Marquee, canopy, and roof signs shall be considered part of the twenty percent (20%) area limit being used for signage area.

No part of any such sign shall extend above the top level of the wall upon, or in front of, which it is located.

No such sign, including any light box or structural part, shall project more than eighteen inches (18") from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.

(4) Freestanding signs: There may be one such sign for each two hundred feet (200') of frontage of the property, plus one additional sign for each additional two hundred foot (200') frontage. In the case of a parcel of property having multiple occupancies with a common frontage, the frontage shall be deemed to be that of the entire commonly used parcel of property and not the frontage of individual businesses or occupancies. Such signs shall not exceed thirty five feet (35') in height. No such sign shall project more than fifteen feet (15') into any required front yard.

(5) New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering styles, scale, symbols, and size of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign in excess of the maximum size permitted by this chapter when considering the overall sign plan.

20.9 Signs Permitted In Agricultural, Rural Residential 5, Rural Residential 2.5, And Rural Residential 1 Zones

Signs permitted in these zones can be found in Table 1, Chapter 14 Land Use Sign Table.

LAND USE SIGN TABLE 1, CHAPTER 14

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	Agriculture (A-10)	Rural Residential (RR-5)	Rural Residential (RR-2.5)	Rural Residential (RR-1)
A-Frame	P	P	P	P
Animated	-	-	-	-
Appurtenant	P	P	P	P
Banner	P	P	P	P
Billboard	C	C	C	-
Canopy/Marquee	-	-	C	C
Electronic Message Center	-	-	-	-
Entry Feature	P	P	P	P
Floating	C	C	C	-
Freestanding	P	P	C	C
Monument	P	P	C	C
Movable, Freestanding	P	P	C	C
Non-appurtenant	P	P	P	P
Outdoor Advertising	P	P	P	P
Projection	-	-	-	-

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Planning and Zoning
 336 W. Main St.
 Grantsville, UT 84029
 Phone: (435) 884-1674



Public Event	P	P	P	P
Public Information	P	P	P	P
Reader Board	P	P	P	P
Roof Zone	-	-	-	C
Time & Temperature	-	-	C	C
Wall Signs	-	-	-	-
Wind Signs	P	P	P	C

20.10 Signs Permitted In Residential 1-21, Residential 1-12, Residential 1-8, Multiple Residential 7, And Multiple Residential 15 Zones

Signs permitted in these zones can be found in Table 2, Chapter 15 Land Use Sign Table.

Land Use Sign Table 2, Chapter 15

	R-1-21	R-1-12	R-1-8	RM-7	RM-15
A-Frame	P	P	P	P	P
Animated	-	-	C	C	C
Appurtenant	P	P	P	P	P
Banner	P	P	P	P	P
Billboard	-	-	-	-	-
Canopy/Marquee	C	C	P	P	P
Electronic Message Center	C	C	P	P	P

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Entry Feature	P	P	P	P	P
Floating	-	-	C	C	C
Freestanding	C	C	C	C	C
Monument	C	C	P	P	P
Movable, Freestanding	P	P	P	P	P
Non-appurtenant	P	P	P	P	P
Outdoor Advertising	P	P	P	P	P
Projection	C	C	C	C	C
Public Event	P	P	P	P	P
Public Information	P	P	P	P	P
Reader Board	P	P	P	P	P
Roof Zone	-	-	-	C	C
Time & Temperature	C	C	C	C	C
Wall Signs	-	-	-	C	C
Wind Signs	-	-	C	C	C

20.11 Signs Permitted In Neighborhood Commercial, Commercial Shopping, General Commercial, Central Development, Light Manufacturing And Distribution, General Manufacturing, And Mining, Quarry, Sand, And Gravel Excavation Zones

Signs permitted in these zones can be found in Table 3, Chapter 16 Land Use Sign Table.

Land Use Sign Table 3, Chapter 16

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	C-N	C-S	C-G	C-D	M-D	M-G	MG-EX
A-Frame	P	P	P	P	P	P	P
Animated	C	C	C	C	C	C	C
Appurtenant	P	P	P	P	P	P	P
Banner	C	P	P	P	P	P	P
Billboard	-	C	C	C	P	P	P
Canopy/Marquee	C	P	P	P	P	P	P
Electronic Message Center	C	P	P	C	C	C	C
Entry Feature	-	P	P	P	P	P	P
Floating	C	P	P	P	C	C	C
Freestanding	C	C	C	C	P	P	P
Monument	C	P	P	P	P	P	P
Movable, Freestanding	C	P	P	C	C	C	C
Non-appurtenant	P	P	P	P	P	P	P
Outdoor Advertising	P	P	P	P	P	P	P
Projection	C	P	P	C	C	C	C

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Public Event	P	P	P	P	P	P	P
Public Information	P	P	P	P	P	P	P
Reader Board	P	P	P	P	P	P	P
Roof Zone	-	C	C	C	C	C	C
Time & Temperature	C	P	P	P	P	C	C
Wall Signs	C	P	P	P	P	C	C
Wind Signs	C	P	P	P	P	P	P

20.12 Nonconforming Signs

(1) On Premises Signs: All on premises or appurtenant signs which have been made nonconforming by adoption of provisions contained within this chapter shall be subject to the following regulations:

(a) Unsafe Signs: Any sign or portion thereof declared unsafe by a proper public authority must be restored to a safe condition or removed within thirty (30) days of mailing or otherwise given notice of the unsafe condition.

(b) Alterations: A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged or other alteration made unless said sign is changed so as to conform to all provisions of this chapter. "Alterations" shall also mean that changing of the text or message on the sign from one use of the premises to another use of the premises and the changing of the ownership of the sign when that ownership necessitates a change in the text or message of the sign. "Alterations" shall not be interpreted to include changing the text or copy on off premises Advertising signs, theater signs, outdoor bulletins or other similar signs which are designed to accommodate changeable copy.

(c) Restoration: Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, act of a public enemy, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.

(2) Off Premises Signs: All off premises signs which are made nonconforming uses by the provisions of this Chapter shall be subject to the provisions of 20.12.

20.13 Penalty

If a sign is erected or maintained in violation of this chapter, it shall be deemed a class C misdemeanor.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

AGENDA ITEM #3

Adjourn.