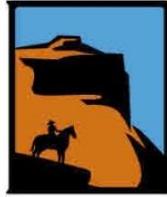


Mayor
Robert Houston
City Manager
Joe Decker
Treasurer
RaeLene Johnson



City Council
Kent Burggraaf
Cheryl Brown
Kirt Carpenter
Brent Chamberlain
Joe B. Wright

KANAB
— UTAH —

KANAB CITY COUNCIL STAFF REPORT- March 3, 2015

I. REQUEST: Land Use Ordinance amendment regarding electronic message signs: Chapter 7

II. BACKGROUND

Staff has recently reviewed applications for electronic message signs. In working with applicants and reviewing the ordinance, Staff is recommending some minor changes to the current ordinance to reduce unnecessary burdens on applicants and City resources.

III. STAFF ANALYSIS

Section 7-10 provides that an electronic message sign or center is a conditional use within the C1 zone and permitted within all other commercial zones. Footnote 23 of this section provides specific regulations for electronic message signs, including limiting the size, and the interval that messages change. Section 8-1 provides that “a conditional use is a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.” Staff believes that the regulations for electronic signs are sufficient to address the possible detrimental impact of such signs. Therefore, Staff recommends that electronic message signs be re-designated as a permitted use within the C1 zone.

Section 7-10, Footnote 23, sub-section c, number 4 provides that an “Electrically Activated Message Sign shall not exceed twenty (20) percent of the sign surface area of the permitted sign.” During the process to develop the most recent update to the general plan, the public has expressed concern about electronic message signs, particularly related to the light pollution that such signs impose. In addition, there has been confusion about how to calculate the percentage of surface area for specific signs. A sixteen square foot electronic message sign, which is the maximum size that a monument sign can contain with the current ordinance, can be seen by vehicles travelling on the roadway, while being minimally intrusive. Staff recommends to revise the ordinance and designate the maximum surface area for electronic message signs to sixteen square feet, rather than 20% of the sign’s surface area.

III. FINDINGS

- 1. The suggested changes are in harmony with the intent of Chapter 7 of the Land Use Ordinance and the Kanab City General Plan.**

— A Western Classic —

2. Designating electronic message signs as a conditional use is an unnecessary hardship for applicants and city resources.
3. Setting a standard of a 16 square feet maximum for electronic signs reduces confusion, while curbing potential light pollution that could occur from larger signs.

IV. STAFF RECOMMENDATION:

That the Kanab City Planning Commission recommends to the Kanab City Council an amendment to the *Kanab City Land Use Ordinance* regarding electronic message signs, with the changes described in the attached documents.

Chapter 7

SIGNS

This ordinance provides for the regulation of signs, including size, location, construction and manner of display.

Adopted January 22, 2008
Revised May 08, 2012

Sign Types	Commercial Zones			
	C1	C2	C3	C-PUD
A-Frame Sign/Sandwich ^{1,20}	-	P	P	-
Abandoned Sign	-	-	-	-
Animated Sign	-	-	-	-
Canopy (including Awning, Marquee, Suspended) Signs ^{1,13}	P	P	P	P
Changeable Copy Sign ^{1, 23}	C	C	C	C
Civic Sign ¹⁶	P	P	P	P
Development Sign ²⁰	P	P	P	P
Electronic Message Sign or Center ^{1, 23}	C P	P	P	P
Entrance Sign ^{1, 2}	P	P	P	P
Exit Sign ^{1, 2}	P	P	P	P
Facility Sign ^{1,11}	P	P	P	P
Flat Sign ^{1,4}	P	P	P	P
Illuminated Sign ^{1,22}	P	P	P	P
Mural Sign ^{1,6}	C	C	C	C
Monument Sign ^{1, 9}	P	P	P	P
Name Plate Sign ¹⁴	C	P	P	P
On-Premise (Free Standing) Signs ^{1,10}	-	P	P	C
Off-Premise Signs ^{1,24}	C	C	C	C
Projecting Sign ^{1,7}	-	-	P	P
Property Sign ^{1,3}	P	P	P	P
Reader Board Sign ^{1, 23}	C	C	C	C
Real Estate Sign ²⁰	P	P	P	P
Recreational Sign ^{1, 12}	-	C	P	-
Integrated Roof Sign ^{1,8}	P	P	P	P
Service Sign	P	P	P	P
Temporary Sign ²⁰	P	P	P	P
Wall Sign ^{1,5}	P	P	P	P
Window Sign	P	P	P	P

P – Permitted C – Conditional Use - Not Permitted

Chapter 7

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- c. Floodlighted - The display of an image or copy, by projection, upon a surface or building face.
 - d. Indirect - A source of external illumination located away from the sign, which lights the sign, but which is itself not visible to persons viewing the sign from any street, sidewalk or adjacent property.
 - e. Internal - A source of illumination entirely within the sign that makes the contents of the sign visible at night by means of the light being transmitted through a translucent material but wherein the source of illumination is not visible.
 - f. Internal/Indirect - A source of illumination entirely within an individual letter, cabinet or structure that makes the sign visible at night by means of lighting the background upon which the individual letter is mounted. The letters are opaque, and thus are silhouetted against the background. The source of illumination is not visible.
23. Changeable Copy Signs / Reader Board Sign / Electronic message signs or centers:
- a. Electrical: The electrical components of signs are regulated by the currently adopted edition of the National Electric Code. All electrical signs must bear the U.L. label.
 - b. Electronic message signs or centers are regulated per its applicable sign type, e.g. freestanding, wall-mounted. The message shall change no more than once every (3) three seconds.
 - c. Changeable copy sign:
 - 1. If a single use site, a maximum of one (1) changeable copy signs shall be permitted, this may be part of either a freestanding sign or a wall sign;
 - 2. If an integrated center, either one (1) changeable copy sign shall be permitted as part of a freestanding

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sign, or each individual use within an integrated center shall be permitted one (1) changeable copy sign as part of a wall sign;

3. A changeable copy sign may be used as part of either a freestanding sign or as part of a wall sign, but not both; and,
 4. The changeable copy sign shall not exceed forty (40) percent of the sign surface area.
 5. ~~of the permitted sign, provided, however, An~~ Electrically Activated Message Signs shall not exceed ~~twenty (20) percent of the sign surface area of the permitted sign.~~ sixteen (16) square feet.
24. All off premise signs may only be permitted for a commercial enterprise with the following requirements:
- a. No off premise sign shall be allowed in a residential zone.
 - b. Maximum number of off Premise Signs is one (1).
 - c. Minimum distance from a residential zone is 100 feet.
 - d. At the sign location, the off premise signs combined shall meet all the requirements of a conforming sign, for size, spacing, type and other guidelines of this chapter.
 - e. The off premise sign shall not be located at a distance greater of 600 feet from the advertised property.
 - f. An off premise sign may be any type of sign that is an approved type for the zone in which it will be located.
 - g. "Exclude existing permitted billboard signs."