

RESOLUTION NO. PC-2026-0041

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL AMEND SECTION 14-4-2 OF THE OREM CITY CODE REGARDING ALTERATIONS TO
LEGAL NONCONFORMING SIGNS

WHEREAS July 1st of 2026, the Kimberley Neilson and Ian Bogges requested that Orem City amend the text of section 14-4-2 of Orem City code regarding alterations to legal nonconforming signs; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 2nd, 2026; and

WHEREAS a notice of the Planning Commission public hearing for this Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

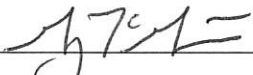
BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby **recommends** the City Council amend the text of section 14-4-2 of Orem City code regarding alterations to legal nonconforming signs, as shown in "Exhibit A".
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 2nd day of September 2026.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Jeff Reeves	☒	☐	☐	☐
Susan Madsen	☒	☐	☐	☐
Darren Hawkins	☒	☐	☐	☐
Karl Radmall	☒	☐	☐	☐
Madeline Komen	☒	☐	☐	☐
Micah Ladle	☐	☐	☐	☒

Exhibit “A” – Text Amendment

Text amendment starts on next page. This page intentionally left blank.

14-4-2. Alterations.

- A. A legal nonconforming sign shall not be materially altered **unless explicitly stated in this chapter**. Materially altered shall include, but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-09-0014, Amended 06/23/2009; Ord. No. O-2013-0027, Amended 10/22/2013)

- B. Alterations shall not be interpreted to include changing the text or copy of off-premise advertising signs, signs for theaters, or other similar signs which are designed to accommodate changeable copy.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- C. Minor repairs and maintenance may be made to a nonconforming sign; however, in the event such sign has deteriorated or is hereafter damaged by whatever means, including an act of God, and such damage exceeds fifty percent (50%) of the reproduction value of the sign, according to appraisal thereof by competent appraisers, the sign may be restored, reconstructed, altered or repaired only to conform with this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- D. Notwithstanding general restrictions on nonconforming sign alterations, a legally established nonconforming freestanding sign located west of the I-15 right-of-way center line and oriented toward freeway traffic may undergo a sign cabinet or sign face replacement, provided all of the following criteria are met:

- i. The overall height of the sign structure, including the top of the replacement cabinet, framing, and base, shall not be increased beyond its existing nonconforming height.
- ii. The total display surface area (square footage), height, width, and depth of the replacement cabinet shall not exceed the existing nonconforming cabinet dimensions.
- iii. The replacement of the cabinet or sign face shall not involve the structural replacement, enlargement, or relocation of the primary vertical support pole(s), foundation, or main load-bearing framework. However, decorative pole wraps, cladding, architectural covers, or aesthetic enclosures may be installed over existing support poles for beautification, provided such coverings do not add display sign area or alter the primary structural load-bearing frame.
- iv. A cabinet change under this subsection shall be permitted even if the existing nonconforming height exceeds standard zone height limits, specifically to maintain established freeway sightlines impacted by the western grade differential.