

ORDINANCE NO. O-2026-0026

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 14-4-2 OF THE OREM CITY CODE REGARDING ALTERATIONS TO LEGAL NON-CONFORMING SIGNS

WHEREAS on July 1st, 2026, Kimberley Neilson and Ian Bogges filed an application with the City of Orem requesting the City amend the text of Section 14-4-2 of the Orem City Code regarding alterations to legal non-conforming signs; and

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

WHEREAS the Planning Commission forwarded a recommendation of approval to the City Council with five (5) votes in favor and none opposed; and

WHEREAS a public meeting to consider the subject application was held by the City Council on October 13th, 2026; and

WHEREAS notices of the public hearing and meetings for this text amendment application were 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 City Council 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 residential neighborhoods; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

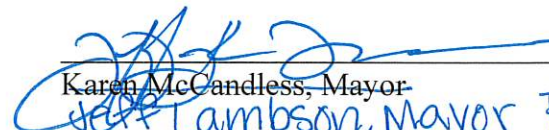
1. The City Council finds this request to be in the best interest and general welfare of the City in that it will more fully promote the objectives and purposes of the City's Zoning Ordinances and General Plan, creating opportunities for business and property owners to reinvest in non-conforming signs without negative impacts to surrounding properties.
2. The City Council hereby amends Section 14-4-2 of the Orem City Code regarding the alteration of legal non-conforming signs as shown by Exhibit "A" which is attached hereto and incorporated herein by this reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and after a summary of this ordinance has been published or posted as required by law.

5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 13th Day of October 2026.

ATTEST:


Teresa McKittrick, City Recorder


~~Karen McCandless, Mayor~~
Jeff Lambson, Mayor Pro Tem

COUNCILMEMBER

AYE NAY ABSTAIN

Mayor Karen McCandless
Jeff Lambson
Jenn Gale
Quinn Mecham
LaNae Millett
Chris Killpack
Crystal Muhlestein

☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐



EXHIBIT A

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 loadbearing 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.